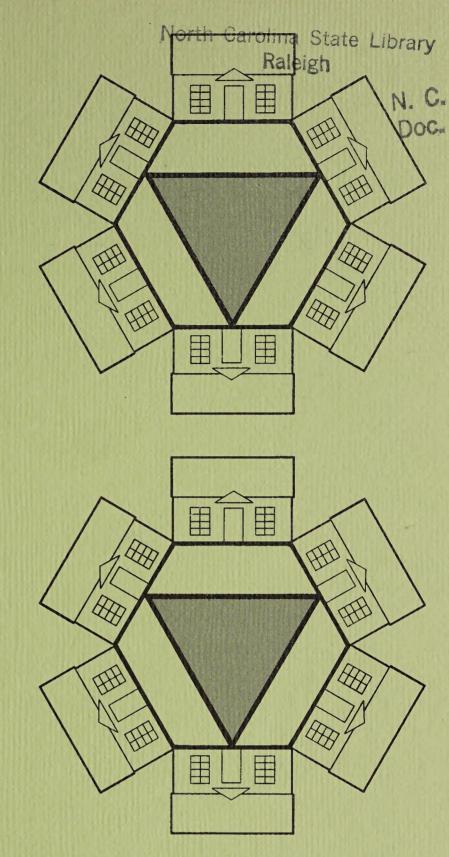
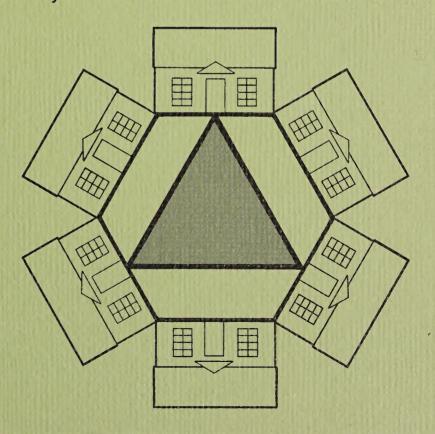
NA3 11: **J**72 C.2



HOUSING STUDY

* JOHNSTON COUNTY, NORTH CAROLINA



STANDARD TITLE PAGE 1. Report No. FOR TECHNICAL REPORTS	7. Royk. Accession No. 3. Recipient's Catalog No.
JOHNSTON COUNTY HOUSING STUDY	5. Report Date APRIL 1974 6. Performing Organization Code
7. Author(s) JOHN A. BERNDT	8. Performing Organization Rept. No.
9. Performing Organization Name and Address	10. Project/Task/Work Unit No.
N.C. DEPT. NATURAL & ECONOMIC RESOURCES DIVISION OF COMMUNITY SERVICES P.O. BOX 27687 - RALEIGH, N.C. 27611	11. Contract/Grant No. CPA-NC-04-19-1035
12. Sponsoring Agency Name and Address	13. Type of Report & Period Covered
Department of Housing and Urban Development 451 Seventh Street, S.W.	FINAL
Washington, D.C. 20410	14. Sponsoring Agency Code
15. Supplementary Notes Dropprod for the Johns	ton County Board of

Prepared for the Johnston County Board of Commissioners by the Johnston County Planning Bd.

16. Abstracts This report discusses the importance of good housing to Johnston County residents, explores the housing supply in the County by type and distribution, analyses housing quality and characteristics, and discusses the demand for housing. Fourteen recommendations are presented for improving housing conditions in the county. The importance of making housing and planning part of a comprehensive planning and management program for the county is stressed. Other recommendations include construction of additional public housing, enactment of regulatory controls such as zoning and subdivision ordinances, and stricter regulation of septic tanks.

17. Key Words and Document Analysis. (a). Descriptors

17b. Identifiers/Open-Ended Terms - housing
mobile homes
septic tanks
public housing

17c. COSATI Field/Group

18. Distribution Statement Available to the public from the Johnston County Planning Board

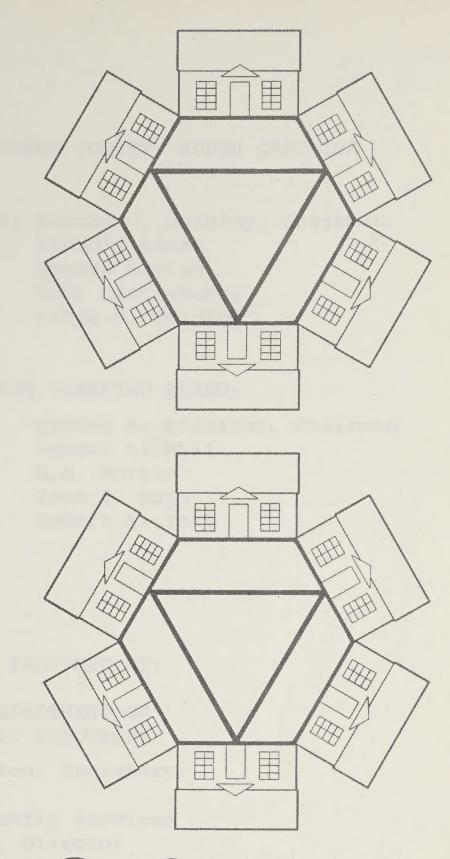
Courthouse, Smithfield, N.C.

19. Security Class (This Report) UNCLASSIFIED 53

VO. Security Class. (This Page) UNCLASSIFIED

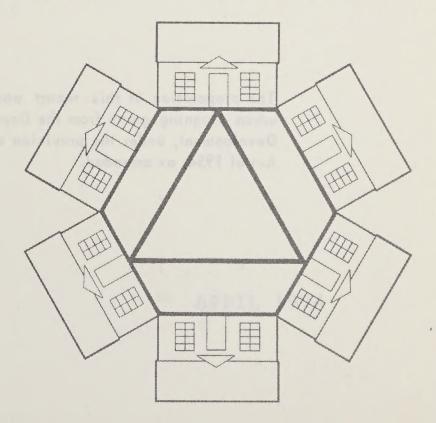
VO. Security Class. (This Page) UNCLASSIFIED

Form CFSTI-35 (4-70)



HOUSING STUDY

JOHNSTON COUNTY, NORTH CAROLINA



The preparation of this report was financed in part through an urban planning grant from the Department of Housing and Urban Development, under the provision of Section 701 of the Housing Act of 1954, as amended.

PREPARED FOR.....JOHNSTON COUNTY, NORTH CAROLINA

COUNTY BOARD OF COMMISSIONERS: Norman C. Denning, Chairman

Freddie Adams
Howard Benton
Hoyt Castleberry
Frank B. Holding

PREPARED BY THE JOHNSTON COUNTY PLANNING BOARD:

Norman B. Grantham, Chairman Robert L. Holt M.A. Morgan John J. Sugg Robert A. Tart

TECHNICAL ASSISTANCE PROVIDED BY:

NORTH CAROLINA DEPARTMENT OF NATURAL & ECONOMIC RESOURCES James E. Harrington, Secretary

Division of Community Services Harold E. Strong, Director

Central Field Office Robert C. Hinshaw, Chief John A. Berndt, Planner-in-Charge

CONTENTS	PA	GE
INTRODUCTION	• •	1
THE HOUSING SUPPLY IN JOHNSTON COUNTY	-	3
HOUSING QUALITY AND CHARACTERISTICS Plumbing Facilities Overcrowding Rent and Value Vacancies Home Ownership Environmental Factors Rural Housing Mobile Homes		8 9 0 1 1 6
THE DEMAND FOR HOUSING	2!	5
RECOMMENDATIONS	29	9
SUMMARY	4	4
APPENDIX: Johnston County Housing Task Force Members	4	5
ENVIRONMENTAL IMPACT STATEMENT		
TABLES		
1 TYPES OF HOUSING: JOHNSTON COUNTY AND OTHER UNITS, 1970	• •	3
2 PUBLIC HOUSING UNITS: JOHNSTON COUNTY, 1973	• •	5
3 SELECTED HOUSING CHARACTERISTICS: JOHNSTON COUNTY AND OTHER UNITS, 1970	• •	7

Digitized by the Internet Archive in 2017 with funding from State Library of North Carolina

INTRODUCTION

Acknowledgements

Thanks are due to many people who assisted in the preparation of this report. The Johnston County Housing Task, formed by the Johnston County Planning Board to get as wide representation of views as possible in regard to housing in the county, met several times in the summer and fall of 1973. Names of Task Force members and their affiliation can be found in the appendix. Especially conscientious in attending meetings and offering suggestions were Leon Powell, Paul Keller, James Griffin, and Cameron Garris.

Special note should also be made of assistance from David Stanaland, who arranged for meeting facilities and has acted as general technical assistant and advisor to the Johnston County Planning Board.

Assistance from the Triangle "J" Council of Governments in providing some of the background data is gratefully acknowledged, and particularly for assistance from Mrs. Jean Beal, who attended and contributed to all the task force meetings.

Purpose of Study

The purpose of this report is to acquaint Johnston County Commissioners and other interested county residents with back-ground information on the housing situation in the county, and to make recommendations on how housing conditions can be improved.

Since the scope of this study is limited, no original research or data collection has been attempted. Instead, an effort has been made to summarize statistical data related to housing in Johnston County which is already available. The primary source of data is, of course, the U.S. Census of Housing; however a number of additional sources are utilized including housing and general planning reports for communities within the county, data gathered for and by the State Planning Division, and observations made by housing task force members.

Action of the Landon

Tourist county of an any people who assisted in the preparation of this county. The county storage to see is wide representation of views of possible to see is wide representation of views as possible in restard to nounts in the county, may several times in the county, may several times in the county, may several times in the country of the first force numbers and their specialty of the starts of the appendix. Expecially countries and considering suggestions were considered in set and the nection destries.

A Development of the meaning for meeting of the development of the acted on the development of the developme

Assistance from the Transmile "i" Council of Tovernments in Depte June 10 of the Solinow Leyged, beryeley and the same of the second of the Solinow Leyged, but and the same second of the Solinow at the same second of the s

Andy lo sengual

The purpose of this renort to the acquaint Tobreton County

-decided with back
-decided with the county restaurant of the county, and

-decided the county to the the setup of the county, and

-decided the county to the the setup of the county, and

Since the some of this shudy is limited, no original is sented or data or data collection as a state of the pear and to commerce scatteries for related to housing in the later of data is, of course, the D.S. Cennys of Mousing however a nurse of additional sources are oldliced including however a nurse general planning reports for communities within the county, data general planning reports for communities within the county, data

Importance of Good Housing to Johnston County

Housing is more than just a way of sheltering oneself or one's family against the elements. Since much of the family's time is spent in their dwelling unit, it is an important part of their total living environment. With all of the attention being focused today on ecology and man's environment, people are beginning to realize more and more that this world we live in, both natural and manmade, is a complex system of interdependent It is not difficult to understand how man's environvariables. ment can help shape his attitudes, goals and aspirations. If a family is unable to find decent sanitary housing, and instead is relegated to living in a rural or urban slum, it cannot help but be affected physically, socially, and emotionally. This, in turn, is likely to affect the children, their ability to study and do well in school, and hence to help perpetuate the cycle of poverty of which poor housing is only one manifestation.

Therefore, when studying the needs and opportunities for improving the housing situation in Johnston County, these needs and opportunities should not be viewed in the narrow context of "shelter," but should be considered a means of improving county residents' total living environment and enhancing their chances of success in entering the economic mainstream of the community. Poor housing is a reflection of poverty, and although much has been said and written about the cycle of poverty and where it can best be broken, undoubtedly a number of measures are necessary including better educational and job opportunities as well as better housing. The pride and security that go along with living in a safe, sanitary dwelling can help all Johnston County residents in achieving the satisfaction of knowing they are living in the type of environment conducive to rearing children, as well as enriching their own lives.

March and March and the State of Special State of State o

Course to the second of the second of the second of the Samily's taken in the second of the Samily's taken in the second of the Samily's taken in the second of the second

Therefore, when army the contents of appropriate, chare means of the manual of the man

THE HOUSING SUPPLY IN JOHNSTON COUNTY

Types of Distribution of Housing

The types of housing units in Johnston County and their distribution by town and township in 1970 are shown in Table 1 below:

TABLE 1

TYPES OF HOUSING: JOHNSTON COUNTY AND OTHER UNITS, 1970

	Total Year Round		TYP	E OF HOUS	SING UN:	IT	
	Housing	Single-	ramily	Multi-H	ramilv	Mobile I	Home
	Units					Number/Pe	
State	Emm			•,			
	1,618,103		82.9		11.8	EN	5.4
Region J	171,348	128,855	75.2	24,438	20.1	8,055	4.7
Johnston							
County	20,886	18,513	88.6	1,071	5.1	1,302	6.2
Banner Twp.	1 628	1,344	82.6	238	14.6	39	2.3
Benson	865	645	74.6	215	24.8	8	0.9
Bentonsvill		043	74.0	210	24.0	Ü	0.5
Twp.	427	402	94.1	10	2.3	10	2.3
Beulah Twp.		1,172	90.4	49	3.8	58	4.5
Kenly	494	429	86.8	37	7.5	29	5.9
Boon Hill T		1,235	90.7	36	2.6	89	6.5
Princeton	_	310	89.1	21	6.0	11	3.2
Clayton Twp	. 2,135	1,845	86.4	155	7.3	134	6.3
Clayton		933	86.4	139	12.9	8	0.7
Cleveland T	wp. 433	376	86.8	12	2.8	37	8.5
Elevation T	wp. 890	814	91.5	19	2.1	41	4.6
Ingrams Twp	. 1,368	1,209	88.4	45	3.3	96	7.0
Four Oaks	391	362	92.6	22	5.6	7	1.8
Meadow Twp.	734	647	88.1	13	1.8	40	5.4
Micro Twp.	499	458	91.8	15	3.0	26	5.2
Micro	123	112	91.1	7	5.7	4	3.3
O'Neals Twp	. 1,354	1,232	91.0	22	1.6	89	6.6
Pine Level	Twp. 828	732	88.4	61	7.4	61	7.4
Pine Level	356	313	87.9	29	8.1	14	3.9
Pleasant Gr							
Twp.	835	751	89.9	9	1.1	45	5.4
Selma Twp.		1,928	84.6	212			5.9
Selma	1,543				12.3		2.2
Smithfield						195	4.9
Smithfield		1,991					2.6
Wilders Twp		576	92.3			30	4.9
Wilson Mill	_	285	91.1	6	1.9	21	6.7
Wilson Mil	ls 107	103	96.3	2	1.9	2	1.9

SOURCE: Published and Unpublished 1970 Census of Housing data.

NOTE: Percentages may not equal 100 due to rounding.

Types of Dietribution of House

The types of lowered double of delenting one chart to make the section to make the state of the section to be seen about to read to be seen about to be seen to be se

THE RESERVE COUNTY AND DESCRIPTION OF SHARE

		4		

In studying Table 1, we can draw the following conclusions concerning housing in the county:

- --- Single-family units constitute a larger percentage of the Johnston County housing stock than is found in the region or statewide. In 1970, 88.6 percent of dwelling units in the county were single-family type, compared to 82.9 percent statewide. Trends in Johnston County are following those in the state as a whole, however. In 1960, 95.6 percent of the dwellings in Johnston County were the single-family type, and at the same time the statewide figure was 90.6 percent.
- --- Consistent with the above statement, there are relatively fewer multi-family dwellings in Johnston County than in the region or statewide. Within the county, variations are significant with the largest percentages of multi-family units in the urban areas. Benson has a surprisingly large ratio of multi-family units (24.8 percent), particularly when the corresponding percentages for the next two highest areas of multi-unit concentrations (Clayton and Selma) are only 12.9 and 12.3 percent, respectively. In general, though, the percentage of multi-family units increases as the population of the political subunit increases, with the highest percentages found in incorporated municipalities.
- Mobile homes are relatively more important as a housing resource in Johnston County than in Region "J" or statewide. In terms of absolute numbers, however, Johnston County with 1,302 mobile home units in 1970 was about average in the state where number of units ranged from 99 (Tyrrell County) to 6,293 (Cumberland County). The expansion of mobile homes in Johnston County has been greater than the growth statewide. In 1960, mobile homes constituted only 0.7 percent of the housing stock in Johnston County, while the statewide figure was 1.4 percent. However, by 1970 mobile homes made up 6.2 percent of the county housing stock, while the statewide ratio increased to only 5.4 percent. With respect to mobile home location, we find a trend opposite to that of multi-family dwelling locations. Mobile homes are found primarily in the rural areas of the county and just outside city limits. For example, the largest number in 1970 were located in Smithfield Township (195), but of that total only

59 were within the Town of Smithfield. Percentage wise, the largest concentrations of mobile homes were in small rural townships with Cleveland Township leading (8.5 percent), followed by Pine Level Township (7.4 percent) and Ingrams Township (7.0 percent). Some of the variations are due to the fact that some municipalities (Selma and Benson) do not permit mobile homes within their town limits.

- --- Undoubtedly a large number of mobile homes have been introduced into Johnston County since the 1970 Census of Housing was conducted. According to a list compiled by the Johnston County Health Center, there were a total of 53 mobile home parks having ten or more units per park in Johnston County as of July 23, 1973. Many of these parks have been constructed since 1970, and of course many single units have been placed on individual lots in the past few years. More will be said about some of the unique problems and characteristics of mobile homes later in this report.
- --- In general, the relative importance of single-family homes in Johnston County is declining, while the relative importance of apartment units and mobile homes is increasing.

Although not really a "type" of housing, public housing units are mentioned in this section of the report to more easily assess their impact compared to the total number of housing units in the county.

There are three active housing authorities operating public housing units in Johnston County. Table 2 below summarizes the types of units operated by each of the authorities.

TABLE 2
PUBLIC HOUSING UNITS: JOHNSTON COUNTY 1973

	BENSON	SMITHFIELD	SELMA	TOTAL
Units in Operation	150	135	183	368
Units under construction	0	0	0	0
Additional units proposed	0	0	0	0
Units designated for				
elderly only	16*	35	130	181
Additional units occupied				
by elderly	4	31	_	35

SOURCE: Smithfield, Benson, and Selma Housing Authorities.

^{*}Ten of Benson's 100 new units are designated for elderly only.

59 were within the June of same related as presenting that the stall rural towards a constitution of a constitution of the same of the sam

Under the content of mobile tenses bere been introunced tate John County since the 1870 tenses of Housing
whe condition the county since the 1870 tenses of Housing
whe condition the county to a like county the Johnston
county feets for a main white per park in Johnston County
a call of the county since have conbeen placed and of these parks have have
been placed on the county that in the sact lew years have
been placed on the county of the universe parks of the years. Note
that the park the county that in the sact lew years they

- In tenderal country importance of single-Entity index in distance country is and making while the relative imports

situng partering entricher salater symmetrical at estim paleron
off extraord world & after symmetrical at estim paleron

ETEL STREET STEEL DELEGE DELEGE

when of besides to 100 and union are designed to meaning to make

HOUSING QUALITY AND CHARACTERISTICS

Determination of housing quality requires more subjective judgments and criteria than that used for examining types of housing by geographic area. It is an easy task to see if a unit is a single-family dwelling or an apartment complex or a mobile home. But how does one determine if a dwelling is "standard quality," or "deteriorating," or "dilapidated?" Although criteria can and have been established to help classify housing by condition, value judgments are bound to creep into the ranking system. This, in large measure, was the reason that the U.S. Bureau of the Census deleted questions on housing quality from the 1970 Census of Housing, and decided to depend instead on objective criteria such as whether or not dwellings had plumbing facilities.

Despite data limitations, it is helpful to look at those data related to housing quality which are available. Characteristics which will be considered include plumbing facilities, overcrowding, rent and value, vacancies and home ownership. Also considered as somewhat broader topics will be the impact of environmental factors on the quality of housing, the quality of rural housing in the county, and the impact that mobile homes are having on Johnston County.

Table 3 shows in tabular form much of the information that will be discussed concerning housing quality and characteristics.

STATE OF THE PROPERTY AND STATE OF THE STATE OF

Determination of nousing quality requires more subjective judgments and ordered that the stating bytes of nousing by geographic tree. It is an easy rask to see if a unit is a single-lamily dealish; or ar equipment complex or a mobile home. But how does one determine if a dealise or a mobile quality," or "determine," or "distributed to indicated?" Although orliteria can and how been established to help classify housing by condition, value judgments are bound to make the reason that the U.S. system. This is he re measure, was the reason that the U.S. sureau of the censes deleted questions on housing quality from the 1970 census or laughted as described to densed indeplay from the 1970 census or laughted as described to densed indeplay from the latticide.

Despite data junitalisans, it is helpful to hook at those and data related to houring quelicy which are available. Character-letter which will be admendered include plumbing facilities, overcrowding, rest and water and home ownership. Also considered as somewhat broader topics will be the impact of environmental forced on the quality of housing, the quality of revenue in the quality of housing in the county, and the impact that mobile homes are heving on Johnston County.

Table 1 -rower in thought form much of the Information that's will be discussed contenting housing quality and characteristics.

SELECTED HOUSING CHARACTERISTICS, JOHNSTON COUNTY AND OTHER UNITS: 1970

bing Fac. Sons Per Rm. Rent. Value only. No. Mo. % Percent. No. No. (\$) (\$) (\$) No. % 15.6 10.7 2 59 12,800 1,290 4,227 3.2 58.6 19.0 1,971 9.4 40 10,600 69 637 3.4 59.5 13.4 127 7.8 5 48.6 5.6 55.6 15.6 6.7 4.2 10,600 69 637 3.4 48.6 55.6	Mor Num		OILE OI	TOT + TOT		「コロロトロコ」	いけない	TO TO TO		グリーユガリリン
15.6 10.2 59 12,800 4,227 3.2 65.8 381 10.7 13,411 7.8 75 16,300 1,290 4,227 3.2 58. 381 23.4 19.0 1,971 9.4 40 10,600 69 637 3.4 59. 135 15.6 64 7.4 42 10,600 69 637 3.4 59. 185 15.6 64 7.4 42 10,600 69 637 3.4 59. 187 15.6 64 7.4 42 10,800 1 48 59. 48. 309 22.7 13 8.9 1 48 3.5 56. 312 39.2 6.7 2 41 1.7 48. 1.7 49. 1.7 49. 1.7 49. 1.7 49. 1.7 49. 1.7 49. 1.7	ate of N.C.	1 (0)	0	Per	Rent (\$)	ا اه	Only No.	Rent No.	धा	
,968 19.0 1,971 9.4 40 10,600 69 637 3.4 59. 381 23.4 127 7.8 5 86 5.6 55. 185 15.6 64 7.4 42 10,800 1 45 5.3 48. 187 43.8 40 9.4 1 45 5.3 48. 398 30.7 116 9.0 1 45 5.3 67. 309 22.7 133 9.8 2 37 2.9 57. 412 19.0 11 45 5.2 37 2.9 57. 412 19.0 43 8,600 2 4 1.7 55. 412 19.0 43 8,600 2 4 1.7 55. 106 24.5 10,800 13 30 4.0 57.	-	32		3,411 7.	59	12,800	1,290	4,227		
381 23.4 127 7.8 5 86 5.6 5.8 135 15.6 64 7.4 42 10,800 1 45 5.3 48 187 43.8 40 9.4 1 45 5.3 48 398 30.7 116 9.0 1 45 5.3 48 398 30.7 116 9.0 1 45 3.5 56 309 22.7 133 9.8 2 37 2.9 57 412 19.0 13 8,60 2 4 1.7 55 412 19.3 20 2.4 45 10,800 13 8 6 106 24.5 10,800 13 3 4.0 6 7 106 24.5 10,800 13 4.0 6 7	•	896	9	,971 9.	40	10,600	69	637	•	•
135 15.6 64 7.4 42 10,800 1 45 5.3 48 187 43.8 40 9.4 1 45 3.5 56. 398 30.7 116 9.0 1 45 3.5 56. 94 19.0 51 10.3 40 8,700 1 45 3.5 56. 309 22.7 133 9.8 2 37 2.9 57. 412 19.3 2.7 43 8,700 13 2.9 57. 412 19.3 2.0 2.4 47. 10,800 13 4.0 57. 106 24.5 59 3.6 2 4.0 67. 106 24.5 10,800 13 4.0 4.0 67. 107 32.0 5.1 42 9,300 2 <		∞	3	27 7.	-	-	2	86	•	5
187 43.8 40 9.4 1 45 3.5 56. 398 30.7 116 9.0 1 45 3.5 56. 94 19.0 51 10.3 40 8.700 1 13 2.8 56. 309 22.7 18 8.0 2 37 2.9 57. 412 19.3 20 9.7 2 37 2.9 57. 412 19.3 20 7.4 45 10,800 13 30 4.0 57. 106 24.5 59 3.6 0 11 2.5 3.0 4.0 57. 106 24.5 59 3.6 0 11 2.5 8.1 107 15.0 10.0 13 3.0 4.0 6.7 9.7 9.8 134 20 <td></td> <td>3</td> <td>5.</td> <td>4 7.</td> <td></td> <td>10,800</td> <td>П</td> <td>45</td> <td>•</td> <td>φ.</td>		3	5.	4 7.		10,800	П	45	•	φ.
398 30.7 116 9.0 1 45 3.5 56. 34 19.0 51 10.3 40 8,700 1 13 2.8 57. 309 22.7 18 9.8 2 37 2.9 57. 412 19.3 20 9.7 21 61 3.8 57. 412 19.3 20 9.7 21 61 3.8 57. 106 24.5 59 3.6 0 11 2.5 58. 302 33.9 7.0 7.9 0 11 2.5 81. 302 24.3 9.6 0 11 2.5 38. 40 15.3 0 0 11 2.5 88. 134 2.6 4.3 1.6 0 13		187	3	0 9.	1	1	Н	9	•	7
94 19.0 51 10.3 40 8,700 1 13 2.8 57.0 309 22.7 133 9.8 2 37 2.9 57. 412 19.3 2.0 43 8,600 2 4 1.7 55. 412 19.3 2.0 3.4 4.5 10,800 13 30 4.0 57. 106 24.5 59 3.6 0 11 2.5 57. 302 24.3 92 6.7 2 34 4.0 67. 332 24.3 92 6.7 2 34 4.0 67. 332 24.3 92 6.7 2 31 2.4 66. 134 26.8 43 6.7 2 31 2.4 67. 153		398	0	16 9.	1	1	7		•	9
309 22.7 133 9.8 2 37 2.9 57 412 9.2 2 4 1.7 55 412 19.3 207 9.7 21 61 3.8 61 412 15.7 80 7.4 45 10,800 13 30 4.0 55 106 24.5 59 3.6 -2 34 4.0 57 302 33.9 70 7.9 2 34 4.0 67 302 24.3 92 6.7 2 31 2.4 67 302 26.0 4 4.2 9,300 2 10 3.1 81 40 13.4 40.1 4 4.1 61 61 551 40.7 140 10.3 2 31 2.4 4.1 61 551 40.7	tenly Town	94	9	1 10.		8,700	1		•	7
32 9.2 28 8.600 2 4 1.7 55. 412 19.3 207 9.7 21 61 3.8 61. 170 15.7 80 7.4 45 10,800 13 30 4.0 57. 106 24.5 59 3.6 0 11 2.5 58. 302 33.9 70 7.9 2 34 4.0 67. 302 15.3 20 6.7 2 34 4.0 67. 80 15.3 20 5.1 42 9,300 2 10 3.1 67. 134 26.8 43 8.6 3 28 6.2 60. 134 26.8 43 8.6 3 28 6.1 134 13.3 10,80	on Hill Twp.	0	2	33 9.	-	-	7	37	•	7
412 19.3 207 9.7 21 61 3.8 61. 170 15.7 80 7.4 45 10,800 13 30 4.0 57. 106 24.5 59 3.6 0 11 2.5 58. 302 33.9 70 7.9 2 34 4.0 67. 302 24.3 92 6.7 2 34 4.0 67. 60 15.3 20 6.7 0 11 2.4 65. 257 35.0 88 12.0 0 13 1.8 57. 134 26.8 43 86 0 13 18 57. 17 13.8 2 1.6 1 4 4.1 61. 551 40.7 140 10.3 2 54 41. 61. 62 17.4 20 5.6 0 2 0.6 41. 453 19.9 20.5 6 4.5 13,200 5 3.1	rinceton Town	3	•	28 8.		8,600	7	4	•	5.
170 15.7 80 7.4 45 10,800 13 30 4.0 57. 106 24.5 59 3.6 0 11 2.5 58. 302 33.9 70 7.9 2 34 4.0 67. 332 24.3 92 6.7 2 34 4.0 67. 26 15.3 20 5.1 42 9,300 2 10 3.1 65. 134 26.8 43 8.6 0 13 61. 17 13.8 2 1.6 3 28 6.2 60. 17 13.8 6.2 1.6 3 2.8 6.2 60. 193 23.3 62 7.5 0 2.6 3.1 61. 193 23.3 62 7.5 0 2.6 3.1 64. 27 27 5.6 0 2.6 3.1 64. 453 19.9 20.5 9.0 0 6	ayton Twp.	\vdash		07 9.	1		21	19	•	-
106 24.5 59 3.6 0 11 2.5 58 302 33.9 70 7.9 2 34 4.0 67 332 24.3 92 6.7 2 34 4.0 67 60 15.3 20 5.1 42 9,300 2 10 3.1 67 257 35.0 88 12.0 0 13 1.8 67 134 26.8 43 8.6 0 13 1.8 67 134 26.8 43 8.6 3 28 6.2 60 17 13.8 6 7.5 3 28 6.2 60 193 23.3 62 7.5 0 2 0.6 61 193 23.3 62 7.8 0 2 0.6 61 455 16.5 <t< td=""><td></td><td>170</td><td>•</td><td>0 7.</td><td></td><td>10,800</td><td>13</td><td>30</td><td>•</td><td>7.</td></t<>		170	•	0 7.		10,800	13	30	•	7.
302 33.9 70 7.9 2 34 4.0 67. 332 24.3 92 6.7		901	•	9 3.	1		0	11		ω
332 24.3 92 6.7 2 31 2.4 65. 60 15.3 20 5.1 42 9,300 2 10 3.1 61. 257 35.0 88 12.0 3 28 6.2 60. 134 26.8 43 8.6 3 28 6.2 60. 17 13.8 2 1.6 1 4 4.1 61. 551 40.7 140 10.3 2 54 4.1 61. 193 23.3 62 7.5 0 26 3.1 58. 62 17.4 20 5.6 0 2 0.6 61. 27 27.2 65 7.8 0 2 0.6 61. 453 19.9 205 9.0 13 55 3.0 36. 255 16.5 8.1 33 10,800 11 37 3.1 54. 323 14.0 22 9.6 45 13,200 5 63 2.9		302	•	0 7.	!		7	34	•	67.1
60 15.3 20 5.1 42 9,300 2 10 3.1 61 257 35.0 88 12.0 0 13 1.8 57. 134 26.8 43 8.6 3 28 6.2 60. 17 13.8 2 1.6 1 4 4.1 61. 551 40.7 140 10.3 2 54 4.1 61. 193 23.3 62 7.5 2 54 4.1 61. 193 23.3 62 7.5 0 26 3.1 58. 27 27.2 65 7.8 0 2 0.6 61. 25 16.5 12.5 8.1 33 10,800 11 37 3.1 54. 612 15.3 35.6 8.9 24 83 2.7 58.		332	•	2 6.	1		7	31	•	5
257 35.0 88 12.0 0 13 1.8 57. 134 26.8 43 8.6 3 28 6.2 60. 17 13.8 2 1.6 1 4 4.1 61. 551 40.7 140 10.3 2 54 4.1 61. 193 23.3 62 7.5 0 26 3.1 58. 62 17.4 20 5.6 0 2 0.6 61. 27 27.2 65 7.8 0 2 0.6 61. 453 19.9 205 9.0 13 55 3.0 36. 255 16.5 125 8.1 33 10,800 11 37 3.1 54. 612 15.3 356 8.9 24 83 2.7 58. 323 14.0 222 9.6 45 13,200 5 63 2.9 53. 216 35.5 38 12.1 0 9 2.9 64. 48 44.8 14 13.1 0 9 2.9 64.	our Oaks In	9	•	0 5.		9,300	2	10	•	1.
134 26.8 43 8.6 3 28 6.2 60. 17 13.8 2 1.6 1 4 4.1 61. 551 40.7 140 10.3 2 54 4.1 61. 193 23.3 62 7.5 0 26 3.1 63. 62 17.4 20 5.6 0 2 0.6 61. 227 27.2 65 7.8 0 2 0.6 61. 453 19.9 205 9.0 13 55 3.0 3 255 16.5 125 8.1 33 10,800 11 37 3.1 54. 612 15.3 356 8.9 24 83 2.7 58. 32.3 14.0 222 9.6 45 13,200 5 63 2.9 57. 111 35.5 38 12.1 0 9 2.9 64. 48 44.8 14.13.1	sadow Twp.	2	•	8 12.	1		0	13	•	7
17 13.8 2 1.6 1 4 4.1 61. 551 40.7 140 10.3 2 54 4.1 63. 193 23.3 62 7.5 0 26 3.1 58. 62 17.4 20 5.6 0 2 0.6 61. 227 27.2 65 7.8 4 8 1.4 64. 453 19.9 205 9.0 13 55 3.0 64. 255 16.5 125 8.1 33 10,800 11 37 3.1 54. 612 15.3 356 8.9 24 83 2.7 58. 323 14.0 222 9.6 45 13,200 5 63 2.9 57. 216 35.2 81 13.2 0 6 1.0 57. 48 44.8 14 13.1 0 9 2.9 64.	cro Twp.	3	•	3 8.	1		Э	28	•	60.1
551 40.7 140 10.3 2 54 4.1 63.1 193 23.3 62 7.5 0 26 3.1 58. 62 17.4 20 5.6 0 2 0.6 3.1 58. 227 27.2 65 7.8 4 8 1.4 64. 453 19.9 205 9.0 13 55 3.0 36. 255 16.5 8.1 33 10,800 11 37 3.1 54. 612 15.3 356 8.9 24 83 2.7 58. 32.3 14.0 222 9.6 45 13,200 5 63 2.9 53. 216 35.2 81 13.2 0 6 1.0 57. 111 35.5 38 12.1 0 9 2.9 64. 48 44.8 14 13.1 0 9 2.9 64.	licro Town	17	3.	1.	1		1	4	•	1.
193 23.3 62 7.5 0 26 3.1 58. 62 17.4 20 5.6 0 2 0.6 3.1 58. 227 27.2 65 7.8 4 8 1.4 64. 453 19.9 205 9.0 13 55 3.0 36. 255 16.5 125 8.1 33 10,800 11 37 3.1 54. 612 15.3 356 8.9 24 83 2.7 58. 32.3 14.0 222 9.6 45 13,200 5 63 2.9 53. 216 35.2 81 13.2 0 6 1.0 57. 111 35.5 38 12.1 0 9 2.9 64. 48 44.8 14 13.1 0 9 2.9 64. </td <td>Neals Twp.</td> <td>2</td> <td></td> <td>40 10.</td> <td>1</td> <td>1</td> <td>2</td> <td>54</td> <td></td> <td>3.</td>	Neals Twp.	2		40 10.	1	1	2	54		3.
227 27.2 65 7.8 4 8 1.4 64. 453 19.9 205 9.0 13 55 3.0 36. 255 16.5 125 8.1 33 10,800 11 37 3.1 54. 612 15.3 356 8.9 24 83 2.7 58. 323 14.0 222 9.6 45 13,200 5 63 2.9 57. 216 35.2 81 13.2 0 9 2.9 64. 48 44.8 14 13.1 0 3 2.9 64.	ne Level Twp.	9	3	2 7.	1	1 1	0	26	•	φ.
227 27.2 65 7.8 4 8 1.4 64. 453 19.9 205 9.0 13 55 3.0 36. 255 16.5 125 8.1 33 10,800 11 37 3.1 54. 612 15.3 356 8.9 24 83 2.7 58. 323 14.0 222 9.6 45 13,200 5 63 2.9 57. 216 35.2 81 13.2 0 9 2.9 64. 111 35.5 38 12.1 0 9 2.9 64. 48 44.8 14 13.1 0 9 2.9 64.	ine Level Tn		7	0 5.	1		0	2	•	i.
227 27.2 65 7.8 4 8 1.4 64. 453 19.9 205 9.0 13 55 3.0 36. 255 16.5 125 8.1 33 10,800 11 37 3.1 54. 612 15.3 356 8.9 24 83 2.7 58. 323 14.0 222 9.6 45 13,200 5 63 2.9 53. 216 35.2 81 13.2 0 6 1.0 57. 111 35.5 38 12.1 0 9 2.9 64. 48 44.8 14 13.1 0 3 2.8 72.	easant Grove									
453 19.9 205 9.0 13 55 3.0 36. 255 16.5 125 8.1 33 10,800 11 37 3.1 54. 612 15.3 356 8.9 24 83 2.7 58. 323 14.0 222 9.6 45 13,200 5 63 2.9 53. 216 35.2 81 13.2 0 6 1.0 57. 111 35.5 38 12.1 0 9 2.9 64. 48 44.8 14 13.1 0 3 2.8 72.		2	•	5 7.	1		4	ω	•	
255 16.5 125 8.1 33 10,800 11 37 3.1 54.8 612 15.3 356 8.9 24 83 2.7 58. 323 14.0 222 9.6 45 13,200 5 63 2.9 53. 216 35.2 81 13.2 0 6 1.0 57. 111 35.5 38 12.1 0 9 2.9 64. 48 44.8 14 13.1 0 3 2.8 72.		453	•	05 9.	1	1	13	52	•	•
612 15.3 356 8.9 24 83 2.7 58. 32.3 14.0 222 9.6 45 13,200 5 63 2.9 53. 216 35.2 81 13.2 0 6 1.0 57. 111 35.5 38 12.1 0 9 2.9 64. 48 44.8 14 13.1 0 3 2.8 72.		255	•	25 8.	33	10,800	11	37	•	54.1
323 14.0 222 9.6 45 13,200 5 63 2.9 53. 216 35.2 81 13.2 0 6 1.0 57. 111 35.5 38 12.1 0 9 2.9 64. 48 44.8 14 13.1 0 3 2.8 72.		612	•	56 8.	1	-	24	83	•	ω
216 35.2 81 13.2 0 6 1.0 57. 111 35.5 38 12.1 0 9 2.9 64. 48 44.8 14 13.1 0 3 2.8 72.	mithfield Tn	2	4.	22 9.	45	•	2	63	•	3
111 35.5 38 12.1 0 9 2.9 64. 48 44.8 14 13.1 0 3 2.8 72.	lders Twp	H	5.	1 13.	1		0	9	•	7
111 35.5 38 12.1 0 9 2.9 64. 48 44.8 14 13.1 0 3 2.8 72.										
48 44.8 14 13.1 0 3 2.8 72.		111	•	8 12.	1	1	0	6	•	4.
	lson Mills Tn	48	∞	14 13.	-			3	•]	2

Plumbing Facilities

The closest indicators of housing conditions that we have from the 1970 Census are data on lack of plumbing facilities. The figures cited in Table 2 indicate dwelling units "lacking one or more plumbing facilities." Naturally, this single criterion is not an absolute measure of the suitability of a dwelling as a place to live, but it is the best such indicator available at the present time.

What the figures show is that Johnston County has a higher proportion of dwellings lacking one or more plumbing facilities (19.0 percent) than do either the region (10.7 percent) or the state as a whole (15.6 percent).

Within the county, percentages vary from a low of 9.2 percent in Princeton, to a high of 44.8 percent in Wilson Mills. As would be expected, the higher percentages are found in rural areas, and the lower percentages in urban areas (the exception being Wilson Mills which does not have municipal water or sewer). In absolute numbers, O'Neals Township has the greatest number of units lacking one or more plumbing facilities (551), while Mirco has the least (17). The total for Johnston County is 3,968.

It should be reemphasized that, while there is some correlation between structural conditions and lack of plumbing facilities, it is not necessarily a close correlation. One example should help point out a typical relationship. The Town of Smithfield in 1960 had 1,314 "sound" dwelling units.* Of this total, 1,159 had all plumbing facilities while 155 lacked one or more plumbing facilities. Of the 339 "deteriorating" units,

^{*} U.S. Census of Housing, 1960.

Plumbing recilitates

The clasmic infinances of housing conditions that we have from the 1970 require see data on inch of plumbing facilities.

The figures cited in while 2 indicate dwalling onthe "lacking one or now plumbing facilities." Hatmorally, this single, of the substitution as a claim to the assence of the sufficient of a chair to live, out it is the best such indicator available at the present time.

When the ilmines above in that commands have a bighter properties to a dighter properties of availing facilities (15.0 percent) than do stines the region (10.7 percent) or the state of a whole (15.6 percent).

Within the sounds potentines very from a low of 9.2 percent in Princeton, to a mish of Auth percentage are in Wilson Mills.

As would be expected, the higher percentages are found in rural
areas, and the lower percentages in mrhan areas (the exception
being Wilson Wills which note not have municipal water, or sower).

In absolute numbers, o'hard, founding wis the greatest number of
units lacking one or more plumbage facilities (551), while
Mirco has the team team (17), the team is denoted to county is 1.908

tion between structural conditions and lack of midmbing facilities, it is not necessarily a close correlation. One example annuld daily notes out a cypical relationship, included one in 1960 and 1,314 "sound" dwelling entire. " of this sound." I, 150 had all planbing facilities while 155 lacked one or more planbing facilities while 155 lacked one or more planbing facilities while 155 lacked one

[.] Daef pursuos de auguas p.D .

131 had all plumbing facilities and 208 units lacked one or more plumbing facilities. "Dilapidated" units were not broken down further by type of plumbing facility, but it would be safe to assume that most dilapidated units lacked one or more of these facilities.

Overcrowding

The definition of "overcrowding" in residential dwelling units commonly used by federal agencies is those units with over 1.01 persons per room.

A total of 1,971 units of housing in Johnston County, or 9.4 percent of the year-round units, are overcrowded using the above definition. This is better than the statewide proportion of 10.2 percent, but is worse than the Region "J" figure of 7.8 percent.

Within the county, overcrowding is most serious numerically in Smithfield Township (356 units), followed by the Town of Smithfield (222 units), Clayton Township (207 units), and Selma Township (205 units). As a percentage of total year-round housing units in each area, the most serious overcrowding is found in Wilders Township (13.2 percent), Wilson Mills (13.1 percent), Wilson Mills Township (12.1 percent), and Meadow Township (12.0 percent).

Rent and Value

Although housing rent and value data are not readily available at the township level, we can look at these figures for the county and municipalities within Johnston County.

Page 10 one of the property of the property of the page of the pag

and forms made

prilisto Interestant in 'encontroval to unite distribution of the second of the second

a round of L 971 units of housing in Johnston County, or o. A percent of the year-round units, are events owing the short the book of the statement of the properties of 7.8 percent.

within the county, overconding is note serious numerically in solutions that the move of county in solutions of the solution o

Rent and Maline

-theve yilbeer Jon ora sieb sulev inn door enhauen Husenite and entacti spend to food not we done interest for each se each the county and run orange in the winter donesies county. Median rent in Johnston County in 1970 was \$40, which was considerably below the state figure of \$59 and the Region "J" median of \$75. Median rents did not vary too much within the county, ranging from a low of \$33 in Selma to a high of \$45 in Clayton and Smithfield.

Similar to rental amounts, the value of housing in Johnston County ranges below that of the region and state as a whole. The median value of housing units in the county in 1970 was \$10,600, compared to \$16,300 in the region and \$12,800 statewide. Again, the highest value recorded in the county was Smithfield (\$13,200). Lower values were found in Princeton (\$8,600) and Kenly (\$8,700).

Vacancies

Vacancy rates are an important consideration in a housing study since they partially indicate the extent to which the "filtering process" can work, whereby poorer families are able to occupy dwellings vacated by the more affluent as they move into larger more expensive homes. The number of vacancies also helps determine the amount of choice the housing consumer has in locating a dwelling that meets his family's needs and budget constraints. Then too, vacancy rates affect the price of housing consumer must pay, since when supply exceeds demand (particularly in rental units), prices are more likely to stabilize or decrease.

The vacancy rate in Johnston County in 1970 was 3.4 percent, which was somewhat higher than the regional figure of 3.2 percent, but much lower than the statewide rate of 8.2 percent. Rates within the county varied significantly from a low of 0.6 percent in Pine Level (there were only two rental vacancies and no for sale vacancies), to a high of 6.2 percent in Micro Township.

Median roat in Johnston rount; in 1975 was \$40, which was donalderably below the state induce of \$50 and the Region "J" median of \$75, Nedian rents fild not very too much within the country, ranging from a low of \$51 in Selms to a high of \$45 in Clayton and smithfreds.

Similar to rented and of the region and state as a whole, The mellon value of housing in Johnston and state as a whole, The mellon value of housing units in the county in 1970 was \$10,600, compared to \$15,100 in the region and \$12,800 states de. Ansing the nightest value recorded in the county was smithfield (\$12,200) town value were found in Princeton (\$8,600) and Menly (\$0,700).

Vacencies

Vacancy rates are important consideration to a country actual state the entent to which the "filtering process" can work, whereby poores families are abla to occupy declarate vacated by the fore affiltent as they nove to accupy declarate are obtained to occupy declarate and occasions the andum of choice the housing consumer, has in locating a dealing that meets has landly's needs and ducted on consumer nest pay, since when supply exceeds demand (particular consumer nest pay, since when supply exceeds demand (particularly in restal anders), price are note likely to stabilize of decrease.

The recently rate in Johnston County in 1970 weeks, described which was considered in the regional figure of 3.2 percent, cane, but much lower than the marked are of 8.2 percent, galance when the county varied significantly from a low of 0.6 percent in Pine Layel (White were only two rental varancies and had for sale was notes; to a high of 5.2 percent in Micro Township.

Rental vacancies constituted the major share of total vacancies in the county, as was the case regionwide. There were 637 rental vacancies in Johnston County in 1970 (3.0 percent of total year-round housing units), but only 69 vacant units for sale (0.4 percent of total year-round units). There were no units for sale in several communities, including Cleveland Township, Meadow Township, Pine Level Township, Pine Level, Wilders Township, Wilson Mills Township, and Wilson Mills. The highest number of for sale vacancies (24) were in Smithfield Township, however, only five of those were in the Town of Smithfield itself, reflecting the fact that much of the new growth in Johnston County is occurring outside city limits.

Home Ownership

A large percentage of homes in Johnston County are owner occupied. In 1970, 59.5 percent of the housing units in Johnston County were owner occupied, compared to 58.6 percent in Region "J" and 65.4 percent statewide. There was not much variation in home ownership patterns within the county, with two exceptions. Selma Township had the lowest proportion of home ownership patterns within the county, with two exceptions. Selma Township had the lowest proportion of home ownership with 36.9 percent (although the Town of Selma reported 54.1 percent), and the Town of Wilson Mills had the highest percentage of home ownership with 72.3 percent.

Environmental Factors

It is difficult to consider the matter of housing quality without looking at the environment in which that housing is placed. The environment can be shaped to some extent through governmental

number of for the country as whe the case restonation. There were \$17 rents] vacanties in interpretar Country in 1970 (1.0 percent of total year-roams number of the andrew of the country of the country

DESIGNATION OF THE PARTY OF THE

A lerge percention of nones in lowers to country are considered occursed. In 1970, 53.5 percent of the househop units in Johnston Country were nones occupie, "compared to 58.6 percent in region "." and of a percent statement statement of the country, which was acceptable. home country that the lowest minoportion of bone acceptable parterns within the country, with one succeptable. Sound Township had the lowest minoportion of home acceptable. Sound Township had the lowest minoportion of home extending with 18.9 percent (a) charge in the two or sounds of home ownership with of Wilmon allowed the foundation of home ownership with all acceptable of home ownership with the country and the hadrons and the foundation of home ownership with

Savience (- Louisian Prop.

To de missione sa ene environment in which the policy of louesing quality whereast look and as ene places.

regulations, such as nuisance ordinances and subdivision regulations, in a manner similar to the way in which housing quality itself can be influenced through enforcement of residential building codes and minimum housing codes. Thus, to appreciate the potential for helping to shape the environment, existing environmental problems must be studied and understood.

Environmental blight is an important aspect of a housing study merely because without the proper neighborhood environmental housing quality is much more likely to become substandard in the future, if it isn't already deteriorating. Simply stated, environmental blight is a factor, or combination of factors, which tends to downgrade neighborhood quality and general "livability" of a residential area. When poor environmental conditions exist, residents are less likely to care about the appearance and maintenance of their property, property values fall, and general neighborhood decay sets in. Environmental problems in Johnston County are not unlike those in most North Carolina communities; they include building on poor soils, flooding and poor drainage, incompatible land uses in proximity to one another, unpaved roads, abandoned structures, and trash and debris.

Soil conditions affect housing and residential neighborhood quality in a number ways. First, to consider is the building site itself. If houses are built on soils with undesirable characteristics, foundations crack, walls and floors sag, and the houses quickly deteriorate in value, utility and aesthetics.

Also, the effect of soils on suitable operation of septic tanks must be considered. According to the 1970 <u>Census of Housing</u>, 10,839 of Johnston County's 20,886 year-round housing units (51.9 percent) used septic tanks or cesspools as a means of sewage

required come in a margar single of the way in which howeing guillary themse. in a margar single to the way in which howeing guillary lead from the inglaterate of the same of the same inglateral and the color of the same o

1

Environmental displicts and the proper narghborhors environmental action decision of the proper narghborhors environmental housing and life is a mich note likely to become substantiat in the fuelle, if it is a mich note likely to become substantiat in the limit already deteriorating, Simply Stated, environmental bilet is a factor, or combination of factors, which tends to downtrule naughborhood quality and general "livebility" of a residential area, Must poor environmental conditions, exist, residential are less likely to ours about the appearance and mainstantenance of their lasely to ours about the appearance and mainstanted factors of their property values fill, and general naturation decay sees in most most most factor and poor draining and poor draining they incompared activities in most market to one another, imposed roads, incompared activities and tree in neutrally to one another, imposed roads.

Soil conficient boarding and residential addresses of the public of the

Allen Fra District of solls on sultable operation of septic tooking means and the 1970 Census of Hensting.

10.835 of Johnson County of 30.886 years count housing units.

151.5 per cent of septic tooks or cesspools as a means of sewage

disposal. There have been many more septic tanks installed since that time; however, it is unknown if the percentage of units using septic tanks has changed appreciably. The important factor to be brought out is that there are thousands of septic tanks in the county, and many of them are operating ineffectively if at all. The magnitude of this problem was brought out vividly in the west Smithfield area in recent months, where an expensive sewer system will have to be installed as payment for the mistake of using septic tanks where soils were not suitable for such use. inoperative septic tanks affect neighborhood quality? Anyone who has visited or lived in such an area can attest that prevailing odors do in fact degrade living quality of the area. laws are in effect to more closely supervise the installation of septic tanks, but this in itself will not solve the problem, largely because adequate soils data are not available countywide to evaluate areas of potential septic tank problems.

Flooding and poor surface water drainage are also related to soil types and capabilities. Flooding is not a result of soil type, per se, but the type of soil found in a particular area can be indicative of periodic flooding. Large areas of Johnston County lie within the Neuse River floodplain, and considerable development in Smithfield has already occurred in that floodplain. Periodic flooding results not only in tangible property damage and losses, but also results in devaluation of an area as a desirable location to build or buy a house. This, in turn, can influence property owners to not maintain their dwellings satisfactorily, thereby leading to general neighborhood decline.

disposal. There have been many nore septic tends installed since that time however, it is unknown if the percentage of units using septic tanks has showed appreciably. The important factor to the brought out is that there are thousands of septic tanks in the county, and many of them are described ineffectively if at all. The magnitude of the problem was unought out vividly in the west saithfield area in secent manths, where an expensive sower system will have to be installed on payment for the mistale of using septic tanks where solls were not mitable for such dee. How do inoperative expels that sizes not mistale for such des. How do who has visited or lived in each acts and attack that prevail-ing office and in elect to more closely apprintly of the ores. New laws are in effect to more closely apprinted the installation of largely because adequate to itself will not solve the installation of largely because adequate solve does not not solve the problem.

Picoding and poor surface which desirage are also related to soil types per ea, not the type of soil function in a particular area can be indicative at particular area can be indicative at particular functions be indicative at particular functions. Large areas of Johnston country lie with a the metre licoding. Large areas of Johnston development in sudicificial and mixedly accorded in the flowdelein. Periodic flooding results not only in Langiula property danger and location to build or buy a house. This, in turn, can affiliate property owners to not minimum their available settle.

Poor drainage can be the result of several factors including topography, level of water table, geology, and type of soil. This condition is found in Johnston County, particularly in the Kenly area. Poor drainage degrades residential neighborhood quality by:

1) affecting the micro climate of the area, 2) making vector (insect) control difficult, 3) making outdoor activities, such as children play, difficult, and 4) increasing the liklihood that septic tank systems will not function properly. Poor drainage can be corrected in most instances, however it can be expensive, particularly in very flat areas. The best solution to this problem is to anticipate it, and to initially construct proper drainage facilities for the site being developed. In some instances, knowledge of potential drainage problems can keep a site from being developed, thereby saving the cost of expensive drainage improvements in the future.

Incompatible land uses in close proximity to one another is an environmental problem in many communities, particularly those which have not enacted land use controls such as zoning. Proximity of housing to railroads and major highways creates problems of noise, fumes, and sometimes dust. Frequently lack of adequate planning and setback requirements allows structures to be built too close to an existing roadway, and when that roadway is widened in the future it removes one important buffer - distance - from between the house and the roadway. An example of this problem in Johnston County is the proposed widening of U.S. 301 in Smithfield north of Market Street. The homes in this area would be very adversely affected if half of their front yards were removed.

Proof drainage can be the result of revent fintons including topography, level of writer thinks, mealow, and type of poil. This condition is found in admirtan country, particularly in the Kenly area. Your drainage depraces residential parthrondod quality by:

1) affecting the wiero elibeth of the area. I) wester vertex (iquest) control difficult, in meking quickon scrivities, such da colliden play, difficult, and d) increasing ins likinged that exertic tank systems will not finetian properly. Soor drainage can be corrected in most instances, however it can be expensive our be corrected in most instances, however it can be expensive our interesting to anticular to this continues to anticipate it, and to initially continues proper drainage for the star plane of potential stainage proplems can keep a stances, knowledge of potential stainage proplems can keep a stainage improvements in the follow.

incompatible land uses to close provincy to one another is an environmental uncil me and control environmental uncil me and control environmentally those unity of howelds in religions and major nucleways of estemplar problems of notion forms, and sometimes must. Frequently lack of adoquate planning and sethers requirements allow structures to be built too close to an existing chadway, and when that recover in the follows at recover one important buffer of the interned in the house and the proposed widening of distince - from benefice formey as the proposed widening of the first proplem in joinston county as the proposed widening of u.s. and the structure of market street. The hones in this area would be dary advantally of market street. The hones in this area would be dary advantally of market street. The hone in this

Other examples of incompatible land uses adjacent to one another can be found in every Johnston County community, both urban and rural. These problems include commercial and industrial encroachment into residential neighborhoods (and vice versa) and lack of adequate buffers between residences and other land uses.

Unpaved roads are another factor which affect residential quality. Mud, dust, and potholes all aggravate what should be pleasant journeys to and from a neighborhood. Dust collects on houses giving them a shabby appearance. Attention to this matter is particularly important and timely since, after November 1, 1973, a new policy adopted by the state Secondary Roads Council takes effect. This policy is that no streets in residential areas with subdivision characteristics will be accepted into the state system for maintenance unless they are paved and meet state highway standards. Thus, subdivisions with unpaved streets will not only have a negative environmental factor, but local residents will have to bear the cost of street maintenance, unless the street is maintained by a municipality.

Abandoned dilapidated structures are also detrimental to environmental quality. They are unsightly as well as being unsafe for
children who might be playing in or near them. Frequently they provide refuge for mice, rates, and other vermin. The more densely
settled an area is, the more obnoxious abandoned structures become.

Accumulation of tall weeds, trash, and debris in vacant lots adversely affects residential environments for both aesthetic and public health reasons. Besides being unsightly, trash and debris harbor rodents and can emit insect attracting odors. This type of environmental nuisance should be controlled to the extent possible.

Other examples of incompatible land dees adjacent to one another can be found in every followed doing community, buth urban and rurel.

These problems include commercial and industrial encrondment into residential neighborhoods (und vice versa) and inck of adequate buffers between residences and direct land uses.

Uppared roads are another factor which affect residential quality.

Mud, dust, and potholes all aggravets what should be pleasant journeys to and firm a neighborhood, pust collects on houses giving these a shabby appearance. Attention to this metter is particularly impurient and timely since, after Hovember I, 1971, a new policy satepted by the state Secondary Roads Council takes affect. This policy is that the states in residential areas with subdivision characteristics will be succepted into the state system for maintenance unless they are paved and meet state highway standards. Thus, subdivisions with unpaved accepted into only have a negative environmental factor, but local residents will have to beer the cost of street maintenance, unless the atreet is mintenance, the amonicipality.

Abandoned dilepideted structures are also detrimental to environmental quality. They are unsightly as well as being unsafe for children who might be playing in or near them. Frequently they provide refuge for once, rates, and other versin. The more densely settled an area is, the more obnoxious shandoned structures become.

Accumulation of pall woods, traum, and debris in vacant love adversely affects residential environments for both septhetic and public health commons. Benides both quity, trash and debris harbor redemis and can enit insent attracting edors. This type of environmental nulescale angula be controlled to the extent possible.

Rural Housing

Much of the poorest housing in this country and in North Carolina is located in rural areas, and the situation in Johnston County is no exception. This situation prompted an in-depth study of rural housing problems in the region by the Triangle "J" Council of Governments.*

The Triangle "J" rural housing study addresses itself to answering the following pertinent questions: 1) what are the dimensions of the rural housing problems?, 2) who lives in substandard rural housing?, 3) what solutions are there to these problems?, 4) how much has been done with the available tools?, 5) why hasn't performance been better?, and 6) what can be done to help rural people who need better housing? Without going into detail on the study's findings, some summary observations are possible.

Less than half of the region's 170,000 dwelling units are located in rural areas, but two-thirds of its 25,000 substandard units (lacking adequate plumbing facilities or overcrowded) are located outside the corporate limits of its larger cities - Chapel Hill, Durham, Raleigh, and Sanford. In these urban areas, one-tenth of the units are substandard; in rural Region "J" (including all of Johnston County**), one of four dwelling units is substandard. Johnston County contains 32 percent of the substandard rural housing in the region (compared to Wake's 27 percent, Chatham 18 percent, Orange 10 percent, Durham 7 percent, and Lee 6 percent).

Residents of substandard rural housing are primarily old people, poor people, and black people. The problem is particularly acute in elderly household, where nearly 40 percent of the substandard units are occupied by low-income persons 65 years of age and older who own their own homes.

^{*}The information on rural housing in Johnston County is from "Planning Bulletin No. 3: Housing Problems in the Triangle "J" Region and Prospects for Their Solution," Triangle "J" COG, June 1973.

^{**}Criteria for delineating "rural" areas was 10,000 population maximum for receiving Farmers Home Administration assistance.

BULLION HOUSE AND

Made of the poorest sevent as sevent of the security and in North County in
is incorred in care, argue, and the securities in Johnston County in
no exception. This situation property on in-dupte aredy or rival housing problems in the county by the Triangle "I" County of Governments."
The Triangle "i" runs Nousing study addresses itself to answering

The following persions quonsions, it whose are the intended of the constant powering problems, it who tries an antiberocard await hopeing problems, it who tries in advantable awaits and the sections are there are these problems, it has been done with the everient booles, it any set to performance been better; and it was the booles, it and the performance been better; and it was the booles of the section are considered on the section which the section are consistent on the section of the section are consistent.

Less care that of the region's 170,000 dwelling units are located in the raral arches, but evo-things of its 15,000 substandard units they amy adequate plumbing retains on neargnowed) are located outfilds the corporate limits of its lovest arches arches are chapel mill, purhas, galating, and sunform is these arches areas, one-tanch of the units are substandard; in rurel signal "1" (including all of Johnston County County"), one of four dwalling units is substandard. Johnston County County and it parkent of the substandard rurel housing in the region (compared to wals's 27 percent, the dwalog in the region purham I percent, or of the percent.

Residents of substantial rural noteins are primarily old people, poor people, and black notein. The problem is particularly acted in elderly houseout. Notein sent of the substandard units are occupied up low-interpretation of years of speed older who awa their own hower.

erths information on root; Lousing in Johnston County is from "Planning sullerin No. 3: nowsing Pt blens in the Triangle "J" Region and Pru-

vegeteer to a transmin 'runei' areas vas 10,000 population maximum

Efforts have been made at local, state, and national levels to help solve rural housing problems. Local efforts have included construction of public housing units and advising people, primarily through social service agencies, who ask for help. Housing assistance from the State of North Carolina has been limited to advice and planning/technical assistance to local governments. From the federal level, most of the assistance has been from Farmers Home Administration programs, and it is likely that most new financial assistance will come from this source.

Although Farmers Home Administration programs hold the most promise for improving the rural housing stock, current levels of performance fall far short of meeting the needs. There are 11,000 families in rural Region "J" living in substandard housing who could qualify for assistance, but Farmers Home Administration is reaching only about 300 per year. This is due in part to staff limitations in the FHA operation. Other obstacles include lack of programs to help those with the greatest need - families with incomes under \$3,000 per year - and the fact that low density scattered housing does not lend itself to large scale assistance programs.

Mobile Homes

A very important part of the housing picture in Johnston County is the rapid growth of mobile homes as a significant portion of the total housing market. As mentioned previously, the expansion of mobile homes in Johnston County has been greater than the growth statewide. In 1960, mobile homes constituted only 0.7 percent of the housing stock in Johnston County, while the statewide figure was 1.4 percent. However, by 1970 mobile homes constituted 6.2 percent of the county housing stock, while the statewide ratio increased to only 5.4 percent. Information on locations of mobile homes within Johnston

Efforts have been made at local/state, and national levels to help solve rural housing problems. Local efforts have included construction of public nousing units and advising people, primarily amongh social service agencies, who ask for help. Mousing assistance and ance from the State of North Carolina has been limited to advice and planning/technical assistance to local governments. From the federal level, most of the assistance has been from formers home administration programs, and it is likely that most new financial assistance will come from this source.

Although Farrers Home administration programs hold the most promise for improving the cural housing stock, current levels of performance full for short of resting the needs. There are 11,000 families in rural Region "J" living in substandard housing who could qualify for usaistance, but Farmers Home Administration is reaching only about 300 per year. This is due in part to staff limitations in the FRA operation. Other obstacles include lack of programs to help those with the greatest need - families with incomes under not lend itsulf to large scale assistance programs.

samell a LidoM

A very important part of the housing picture in Johnston County is the capid growth of mobile homes as a significant portion of the total housing market. As mentioned previously, the expansion of mobile homes in Johnston County has been greater than the growth state-wide, in 1960, mobile nomes constituted only 0.7 percent of the housing stock in Johnston County, while the statewide figure was like percent. However, by 1970 mobile homes constituted 5.2 percent of the county housing stock, while the statewide ratio increased to only county housing stock, while the statewide ratio increased to only 5.4 percent. Information on locations of mobile homes within Johnston

County is limited to 1970 census data which was described earlier in the report. Updated information on mobile home parks in the county will be available in the near future.* It should be realized, though, that many mobile homes are located outside of mobile home parks on individual lots,** which means that additional controls over mobile home parks will not solve all the problems commonly associated with mobile homes.

Why has the expansion of mobile homes been so rapid, and who lives in mobile homes? The skyrocketing costs of conventional housing is well documented and will not be belabored in this study. Suffice it to say that most people who purchase mobile homes are doing so simply because they cannot afford home ownership or a conventional dwelling. Mobile home families in the Triangle (Wake, Orange, Durham) regions are similar to those nationwide, i.e., young, small, and white, although a higher percentage of mobile homes in the Research Triangle area are occupied by blacks (9 percent compared with 2.4 percent nationally), and black households are somewhat larger than white households (3.0 persons per unit compared with 2.64).

How much does it cost to live in a mobile home? Costs involved in the ownership of a new mobile home include initial purchase price, sales tax, North Carolina State Motor Vehicle title registration fee, financing costs, property taxes, comprehensive insurance coverage (required by lenders), site rental (unless site is owned), and utilities. There are no closing costs associated with new mobile home

^{*}The Triangle "J" COG is expanding its study "Mobile Homes as a Housing Resource in the Research Triangle Region" to include Johnston County. Meanwhile, many of the general observations in this report concerning mobile homes are extracted from the current Triangle "J" study, which is specifically oriented towards Wake, Durham, and Orange Counties.

^{**}The Triangle "J" study reports that 60 percent of mobile homes in Wake, Orange, and Durham Counties are located in "parks" of three or more units.

County is ilmited to 1970 census data which was described carifer in the report. Updated information on mobile home parks in the county will be available in the near future.* It should be realized, though, that many mobile homes are located outside of mobile home parks on individual lots.** which means that additional controls over mobile home parks with mome parks with most solve all the problems commonly associated with mobile homes.

Why has the expension of mobile homes been so rapid, and who lives in mobile names? The skyrocasting costs of conventional housing is well documented and will not be belabored in this study. Suffice it to say that most people who prochase mobile homes are doing so simply because they cannot afford home numerable or a conventional dwelling. Mobile home lamiltes in the Trinngle (Neke, Grange, Durham) regions are similar to those nectoowlde; i.e., young, small, and white, although a higher percentage of mobile homes in the Research Triangle are are occupied by blacks (9 percent compared with 2.4 percent nationality), and black households are comewhat larger than white households (3.0 percent unit compared with 2.6).

How much does it does to live in a mobile home? Costs involved in the ownership of a new mobile home include initial purchase price, sales tax. Horth Carolina State Motor Vehicle bitle registration fee, financing costs, property taxes, comprehensive insurance coverage (required by lenders), eith rental (saless site is owned), and will-ties. There are no closing costs associated with new mobile home.

^{*}The Triangle "1" cod is expanding its study "Mobile Homes as a Housing Resource in the Research Triangle Region" to include Johnston
County. Meanwhile, many of the general observations in this report
conversing mobile homes are estimated from the current Triangle "1"
study, which is specifically ordented towards Wake, Durham, and
orange Counties.

^{**}The Triangle "I" study reports that 60 percent of mobile homes in Wake, Orange, and Durham Counties are located in "parks" of three or more units.

purchases. According to the Triangle "J" study, with the most favorable financing provided, it costs \$153.76 per month (including utilities) in this area to live in the typical new mobile home on a rented site in a mobile home park of good quality. With less favorable, but more usual financing, it will cost \$181.50 per month for the same set-up. This means a minimum annual income ranging between \$7,400 and \$8,700 will be required if the mobile home owner is not to spend an excessive proportion of his income for shelter and utilities. Under these circumstances, it is generally more economical for him to live in a mobile home than it would be in a new apartment at going market rentals. Monthly costs are about the same, but there is an equity build-up in the mobile home. Thus, while new mobile homes serve the needs of modest income families, they cannot be afforded by low-income segments of the population.

Mobile homes may be taxed as personal property or as real property in North Carolina. Johnston County taxes them as personal property unless a conventionally constructed room is attached to them. Problems commonly associated with taxing of mobile homes include possible revenue losses resulting from (1) the absence of reliable established reporting procedures to assure that all mobiles are listed, and (2) the under-assessment of mobile home park spaces. In addition to problems of listing and assessment, there are a variety of problems associated with collection that arise from mobility of the units. There is no requirement or provision for the notification of tax offices, which may be left with unpaid bills and no forwarding address. Tax officials have no way of knowing when a mobile leaves, or even if it has left until the tax bills are returned.

Regulation of mobile homes falls into three broad categories:

1) structural regulations, 2) health and safety regulations, and 3) land use controls.

purchases. According to the Triengle "" mounty, with the boat favorable financing provided, it costs size, he per nonth (including wellities) in this seek to live in the cycles may entite home on a repress size in a mobile home park of good quality, with like teverable, but more waged firecoming, it will cost plat. The momin for the same satisfy This means a minimum annual income remains a newwork [7,400 and 50,700 vill be required if the mobile home omnat is not bu sport an expensive procumerance, it is generally more expensed to the him to him to him to him it would be in a modifier on an apparament of out of the him to the to the mobile him. Thus, while new mobile homes serve be needed of the population.

Mobile homes may be taked as personal property of as real property in Moria carolina. Solution county takes them as personal, property unless a conventionally ensuranted room is attached to them.

Problems commonly canceleted with tenting of mobile homes include possible
reporting procedures to seture that all cobiles are itsted, and (2)
the under-assessment of makele none park apaces, in addition to
problems of limited and essiminant, there are a variety of problems
associated with nolicetion that more from subility of the units. There
which may be left with superior for the norification of tak offices.

Which may be left with superior for the norification of tak offices.

Tak

Regularion of noutle loves falls into three broad categories:

For years structural deficiencies have been cited as the chief complaint against mobile homes as a housing form. The use of highly combustible building materials, prevalence of faulty wiring, and poor design resulted in excessive fire risk. Mobiles were also found to be particularly hazardous in high winds. The need for mobile home construction regulations was first addressed by the North Carolina General Assembly in 1969. At the request of the mobile home industry, legislation was enacted requiring that all mobile homes manufactured after July 1, 1970, and sold or offered for sale in North Carolina be manufactured in accordance with Mobile Home Standard Al19.1. The 1971 General Assembly strengthened the law by making it mandatory that all mobiles manufactured after September 1, 1971, and sold or offered for sale in North Carolina exhibit a "label" of compliance" with the Mobile Home Standard All9.1 from an independent testing agency approved and licensed by the State Building Code Coun-Units bearing this label are preempted from local inspection on the inside. For units manufactured before September 1, 1971, the dealer or seller must supply a certificate of origin stating the date of manufacture. Such units are subject to local inspection, however, since there is no building inspector in Johnston County, there is no inspection.

In regard to health and safety regulations, mobile homes are subject to the same basic state and local regulations as other dwellings, including protective controls over 1) electric wiring and connections, 2) water supply, and 3) sewage disposal. A lesser degree of compliance and difficulty in securing compliance are more frequent with mobiles than conventional housing. Electrical inspections are performed by inspectors employed by local governments. All mobiles manufactured since January 1, 1966, must comply with the National Electrical Code. As noted before, mobiles in compliance

combustible building materials, periodenes of Coulty Wiring, and

In regard to the same pasic sente had local requisitions as other of deptiment to the same pasic sente had local requisitions as other of deptimes including protective controls over 1) electric withing and connections. It was supply, and it seemes disposal. A lassest deares of compliance and officely in securing compliance is not request with mobiles that conventional housing. Electrical inspections are particular to the conventional housing. Electrical inspections are particular dearest and of the conventions of the convention of the conventions of the convention of the convention

with the State Mobile Home Code need no further inside inspection, but all mobiles must be checked for proper outside connections and grounding. Enforcement of electrical regulations presents little difficulty where new connections with separate billing are required. Power companies will not furnish electricity until the unit has been approved by the local inspector. In some cases, however, mobiles locate on lots adjoining existing dwellings (frequently occupied by relatives) and simply connect to an existing line. Local officials have no reliable means of detecting their arrival for electrical inspection or other purposes.

Most mobile home parks are located beyond the service areas of public water supplies and sewage disposal. Mobiles situated on individual lots are even less likely to have access to public water and sewer lines. State regulations, enforced primarily at the local level by sanitarians in county health departments, govern private sewage disposal and water supply systems for all types of dwellings, including mobiles. Counties may adopt more stringent requirements than basic state minimums. The Johnston County Health Department requires 15,000 square feet minimum lot size for septic tanks when community water is available, and 20,000 square feet when individual wells are used. The Johnston County Sanitarian has expressed concern over Wake County's recent decision to require 30,000 square foot minimum lot sizes for septic tanks. He feels as though this will flood the Clayton area (where much of the soil is not suitable for septic tanks) with mobiles that may otherwise locate in Wake County.

One factor which may help the septic tank problem is an act of the 1973 General Assembly which took effect October 1, 1973. This Act greatly strengthens the powers of local health agencies to control sewage disposal from mobile homes or other dwellings in areas with the State Mobile Home Cofe need no further inside inspection, but all mobiles must be charact for proper orbside connections and grounding. Enforcement of electrical regulations presents little difficulty where new connections with separate billing are required. Power companies will not furnish electricity until the unit has been approved by the local inspector. In some cases, however, mobiles locate on lots adjoining existing deallings (frequently occupied by relatives) and simply connect to an existing line. Local officials have no reliable means of descring their arrival for electrical inspection or other curposes.

Most mobile bone parks are located beyond the estylos situated of public water supplies and sewers dispused. Mobiles situated on individual lots are even tuse tibely to have access to public water and sewer lines. State regulations, enforced primarily at the local level by sanitariant in county health departments, govern oritivate sewage disposal and water supply systems for all types of swellings, including menties. Counties may acopt more atringent requirements than music state minimum. The Johnston County Health Department requires 15,000 square feet minimum lot size for aeptic tanks when community water is available, and 20,000 equare feet when individual walls are uses. The Johnston County Sanitarian has expressed condain over wake nowary's resent decision to require as though this will flued the risks not septic tanks. He feels is not suitable for aeptic tanks where much of the soft is not suitable for aeptic tanks with mobiles that may otherwise locate in water fourty.

one factor watch may holp the santin tank problem is an act of the 1971 nameral Assembly which took affect October 1, 1973. This Act dreatly strangthers the politics of local health agencies to control sevago disposal from mobile nones or other dwellings in orang

not served by either a public or a community sewage disposal system (which are adequately regulated elsewhere in the General Statutes). The Act requires that an improvements permit be secured from the local health department before commencing construction of a dwelling or moving either a mobile home or dwelling onto a site other than in a mobile home park. Field inspection and tests of the site are required before this permit can be issued. Even then the dwelling or mobile home cannot be occupied until the department determines that its sewage disposal system (septic tank or otherwise) has been properly installed. In that event the department is to issue a certificate of completion. To reenforce these provisions, the Act provides that no other permit for construction on a conventional dwelling can be issued until the improvements permit has been issued; and no permit for electrical or other construction work on a mobile home or for location on a particular site can be issued until a certificate of completion has been issued. Furthermore, no electricity can be supplied to the structure until the local electrical inspector has certified to the company that the above requirements have been met. Finally, mobile home dealers are required to post a warning notice concerning these provisions at a conspicuous place in their sales offices and to supply each purchaser with a summary of the Act prepared by state health officials. One vexing problem remains in Johnston County, however. Effective operation of a septic tank depends very much on the type of soil it drains into. Since most of Johnston County has not yet had a detailed soil survey undertaken, septic tank permits are more likely to be issued for areas not suitable for this type sewage disposal.

Land use controls are the third type of general regulation imposed on mobile homes. At least in theory, the basic justification for land use controls exercised by local governments, chief among

The Act requires that. In into ment: Derit be secured from the

Land use controls are the third type of general regulation imposed on mobile names. At least in theory, the basic justification for land use controls exercised by local governments, chief among

which is the practice of zoning, is to protect the health, safety, and welfare of the community at large and to safeguard the quality of the environment. It is widely recognized, however, that zoning today is excessively used as a device to exclude often disliked but essential (generally lower cost) residential uses. This is especially true of mobile home zoning, until recently a highly effective and much used exclusionary device.

In most of the nation, including this Region, the development of mobile home zoning regulations has been characterized by "panic action" and discrimination. This reflects both an honest sense of bewilderment and perplexity in the face of the tremendous influx of this new type of housing and the associated effects of this phenomenon as well as hostility rooted in bias and prejudice. The hostility is partly based on lingering unfavorable impressions of unsightly trailer parks of past years (not all of which have disappeared), partly on inadequate or erroneous information about today's mobile homes and their occupants, and partly on plain dislike and distrust of unconventional houses and people who live in them.

Here and elsewhere, most mobile home zoning regulations lack consistency and, in some cases, logic. Generally, they either 1) exclude mobiles entirely (effectively, if not literally); 2) accept mobiles and/or parks only as conditional uses; or 3) relegate them to the least desirable sections. In some localities (especially Orange County in this Region), the rapid, uncontrolled influx of mobile homes to unzoned rural areas has been an impetus for zoning pressures where zoning has been opposed in the past.

Until recently the courts have upheld the generally restrictive mobile home zoning practices in most localities. During the last several years, however, legal decisions in North Carolina and

which is the practice of continuity to protect the health, safety, and waster of the distribution of the d

In most of the results including this Region, the development of mobile have control that the first been characterized by "panic action" and misserialism that the race of the examendams influx of this new type of the standard in the examendams influx of this new type of the common and panicy and the case and projudice. The hostility is partly named to the impressions of unsightly trailed partly of independent in the standard of the trailed of the partly of independent and standard of the trailed of their occupants of and partly on plain distinct and distruct or unconcentional amount and partly on plain distinct and distruct or unconcentional and partly on plain distinct and distruct or unconcentional and partly on plain distinct and distruct

Until reconcil the course have uphald the quartilly restrictive could be been according to last and course years, because I lead to forth corolina and

elsewhere have reflected a shift in the courts' attitudes. The courts appear to be moving in the direction of erasing the distinctions in zoning ordinances between mobile, modular, and conventional housing.

Johnston County currently does not exercise any zoning or subdivision controls. However, five municipalities within the county have ordinances which either exclude mobile homes entirely, or control their locations. The Towns of Selma, Benson, and Four Oaks prohibit mobile homes in their town limits. Clayton permits them in two existing parks within the town limits, and outside the town within its extraterritorial jurisdiction it allows mobile homes on individual lots in the R-20 zone and in mobile home parks in the R-15 zone. Smithfield allows mobile homes on individual lots and in parks in the R-20A and R-6 zone districts. Kenly is now in the process of writing a zoning ordinance, and how they will treat mobile homes is unknown at this time.

Mobile home parks themselves can be regulated through a mobile home ordinance, without having to adopt a zoning ordinance. Such a mobile home ordinance could control park standards such as minimum lot sizes, street widths, open space, etc., although it would not control the locations of parks, per se.

elegation of the moving in the disertion of crising the distinctions in contra contra to be moving in the disertion of crising the distinctions in contra contra contra contract and contra

Johnston County Currently Sons emercise any soning or subitvision controls. Honevel, Five manipulation within the county have
ordinances which sites winded mobile homes entirely, or control their
locations. The Town of Sales, Hensen, and Your Cells prohibit mobile
homes in their born limits. Clayton permits them in two existing
parks within the temm limits, and cutaids the town within its extratentification to make a milese mobile homes on individual loca in
the R-20 zons and in making home white in the R-15 soner satisficial
allows could home on individual lots and in the R-15 soner satisficial
allows could home on individual lots and in parks in the R-20s and
continents and one they will treat mobile homes is unknown at this

Most ordinance victors to enope a control trough a mabile nowe ordinance victors having to edopt a control ordinance. Such a control how or new control park standards ough is minimum lot sizes, creat writhe, open space, etc., elthough it would not control the location of parks, per ca.

THE DEMAND FOR HOUSING

In order to project future housing demand and housing needs, it is necessary to perform complex empirical analyses based on certain theoretical principals that govern economic operations of housing markets. A detailed analysis of this type for Johnston County is outside the scope of this study. However, since there are correlations between families with certain characteristics and their particular housing needs, some subjective determinations of housing needs and demand can be inferred from looking at population and household characteristics. Since the need of families which can easily afford conventionally financed houses will probably continue to be met through the private housing market mechanism (supply and demand), this analysis will focus on those households which typically require some kind of public assistance if they are to live in "standard" housing.

According to a recent report, the variance in both substandard housing and in overcrowded dwellings can be explained by four variables: median family income, the proportion of households containing six or more persons, the percent of households with heads aged 65 or over, and the percent of nonwhite families. These can be referred to as "high risk population." The report goes on to say that, "The picture that emerges.....is one of a preponderance of low-income, large and black families occupying the worst housing in the state. This is not to say that smaller or white families can always serve adequate housing; it simply means that a number of social disadvantages occur together and serve to compound the housing problems of the poor."*

^{*}Howard J. Sumka and Michael A. Stegman, The Housing Outlook in North Carolina: Projections to 1980, N.C. State Planning Division, June '72.

DESCRIPTION RUR BOUSES

In order to protect furnee required demand and housing needs, it is necessary to perform complete expirited analyses based on certain theoretical principals that evere economic operations of housing markets. A detailed manyais of this type for Johnston County is outside the scope of this study. However, since there are correlations between families with certain characteristics and their particular housing needs, nowe apportive determinations of housing needs and demand can be inferred from the term involved at population and household characteristics. Since the rest of temples which dem easily afford conventionally financed through the private bounter market market (supply and demand), this analysis will forme on the town the town of public assist-

According to commonsely the vertance in both substandard nousing and in overcoment dealings can be explained by four variables, melsey lemily success, the proportion of herseholds containing and or more percent of nequencies of herseholds with heads aged 65 or over, and the percent of nemmitte families. These can be referred to as "high tisk percent of nemmitte families, these can be referred to picture that service. It one of a proportionance of low-income, is an according the verst bousing in the state. This is not to say that service or white families can always serve adequate housing it admaly means that a number of societ disadvantages noter to serve the serve to compound the housing problems of the according problems of the according problems of the

disposed in Scales on Michael A. Stemment ine Housing Ontlock in Hotels Constinue of the Hotels Va.

With these relationships in mind, some impressions of housing needs can be derived by considering trends in these key social variables.

Median family income in Johnston County in 1970 was \$6,023, an increase of 141 percent over the 1960 figure of \$2,469.* Although the rate of increase was very high during the 1960-70 decade, levels still lagged behind statewide figures of \$7,774 in 1970 (a 50.9 percent increase from the 1960 state median family income of \$3,956). Johnston County families (24.8 percent) had incomes below the poverty level in 1970, compared to 16.3 percent statewide.** Of Johnston County's 16,566 families in 1970, 5,435 or 32.8 percent had incomes under \$4,000 per year, making it nearly impossible for them to improve their housing or buy better housing. An additional 5,444 families had incomes ranging from \$4,000 to \$7,999 per year. These moderate income families, too, are finding it increasingly difficult to locate suitable housing at a price they can afford to pay. Thus, it might be said that only about one-third of Johnston County families can afford suitable housing without some kind of assistance.

Household size is also an important indicator, since a larger family will have to allocate a greater percentage of its disposable income for housing to avoid overcrowding. Although the number of housing units with six persons or more in Johnston County decreased from 2,763 in 1960 to 1,896 in 1970, there remains a substantial number of large households which have special housing needs.

^{*}Unless otherwise noted, all figures are from published U.S. Bureau of the Census reports.

^{**&}quot;Poverty level" varies with size of family, sex of head, and by farm and nonfarm residence. The level in 1970 for a nonfarm family of four with male head was \$3,745.

Nich these relationantes in what, sent inpressions of bousing nameds can be derived by concadering transfe in these key social variables.

Herian family invoce in Trimeton Granty in 1970 was \$6,027, an increase of 141 percent over the 1960 figure of \$2,459.* Although the rate of increase was very high during the 1950-70 decade, levels still largest bonded claimed singures of \$7,774 in 1970 (a 90.9 percent increase area into seate median family income of \$1,956).

Johnston Conney Parlites 124.6 percent) had income of \$1,956).

Level in Left, empared to 15.3 percent statemilds.** Of Johnston County's 10,560 tentites in 1970. 5,415 or 32.6 percent had incomes their souther or buy hetest housing. An additional 5,446 families had incomes translate from \$4,000 per year, making it nearly increasingly difficult to locate the stateming of the stateming of

Household size is also an important indicator, since a larger family will live to allocate a greater percentage of its disposable income for law to the avoid overcrowding. Although the number of housing units were also persons or ore in Johnston County decreased from 2,762 in lund to 1,806 in 1970, there remains a substantial ounder of large naughnoids which have special housing naeds.

Tunices otherwise neted, all figures are from published U.S. Bureau of the cupaus serortis.

^{***}Powerty Level varies with size of family, sex of head, and by farm and nonfarm family of far a nonfarm family of far with male head was 13.745.

The number of elderly persons in Johnston County has increased significantly over the past two decades, from 3,310 in 1950, to 4,395 in 1960, to 5,350 in 1970. This has been during a time frame when the total county population was decreasing, so we find the percentage increase even more dramatic, from 5.0 percent of the county population in 1950, to 7.0 percent in 1960, to 8.7 percent in 1970. In 1970, 2,440 people or 13.9 percent of persons whose income was below the poverty level were over 65 years of age; thus the elderly had almost twice their "share" of poverty. In addition, only 77.1 percent of those elderly below the poverty level were receiving Social Security income. Thus, the elderly in Johnston County are going to have to receive a growing amount of public attention if their housing needs, as well as other needs, are going to be met.

The fourth variable associated with substandard housing is race. The nonwhite (which essentially is black) population in Johnston County has decreased slightly over the past two decades, from 14,320 in 1950 to 13,071 in 1970, but the proportion of blacks has remained slightly over 20 percent (21.7 percent in 1950, 22.4 percent in 1960, and 21.2 percent in 1970). Like the elderly, blacks in Johnston County have more than their share of poverty.* Of the 2,714 black families in Johnston County, nearly 50 percent (1,333) have annual incomes below \$4,000. Looking at it another way, although black families comprise only 14.6 percent of the total families in the county, they constitute 24.5 percent of the families whose incomes are below \$4,000. When you add to this figure the 975 black families whose incomes range between \$4,000 and \$7,999, you have remaining only 406 families, or 14.9 percent of the total number of black families, who can afford some type of unsubsidized housing.

^{*}As a footnote, it is interesting to note that of the county's 5,350 elderly persons, 939 or 17.5 percent are nonwhite. So, although blacks have more than their "share" of poverty, they have less than their share of longevity.

The number of elderly persons in Johnston County has increased significantly over the past two Jecades, from 3,310 in 1950, to 4.395 in 1960, to 5.360 in 1970, this has been during a time frame when the total county population was decreasing, so we find the percentage increase even more dramatic, from 5.0 percent of the county sopulation in 1950, to 7.0 nercent is 1960, to 8.7 percent in 1970, in 1970, 2.440 people of 13.9 percent of persons whose income was below the poverty level over 5 years of sees thus the elderly had almost twice these values of poverty. In addition, only 77.1 percent of those eleving the elderly below the security income. Thus, the elderly in Johnston County are social Security income. Thus, the elderly in Johnston County are social security income. Thus, the elderly in Johnston County are social security income. Thus, the elderly in Johnston County are their housing security account of public attention if their housing security as well as other needs, are going to be net.

The norwhite (which essentially is black) population in Johnston County has decreased slightly over the peak two decedes, from 14,320 in 1950 to 11.071 in 1970 but the proportion of blacks has remained and 21.2 percent in 1950, 22.0 percent in 1950, and 21.2 percent in 1950, in 1950, 22.0 percent in 1950, and 21.2 percent in 1970). The two elderly, blacks in Johnston and 21.2 percent in 1950, that the 2.714 black families in Johnston that the property of percent (1.333) have entued families in Johnston county, nearly 50 percent (1.333) have entued families receptive only lass percent of the total families in the county, they constitute and to the families whose incomes are below \$4.000. When you need to the finalise whose incomes and the families of the fa

[&]quot;As a footnote, it is interesting to note that of the county's 5,350 elderly persons, 819 or 17.5 rereact are nominite. So, although blacks have more than their "share" of noverty, they have less than their share of longericy.

What we have after looking at all these statistics is not a quantitative estimate of housing demand in Johnston County, but a realization that the existing housing supply, including the 368 public housing units, 394 Farmers Home Administration Section 502 home loans, and other assisted housing, can in no way meet the housing needs of Johnston County residents. The needs of the elderly are particularly acute. One Johnston County housing authority official has stated that he could fill all his units with elderly and still not satisfy local needs for low-income elderly housing. Although the analysis is subjective, it is plain to see that more needs to be done.

What we have after looking of these singlicities is not a quantitative estimate of the interior states and the looking remissation that the subject of the looking problem homeing untile, let remeate home Administration Section 102 name learn, and other seasoned invaling, can in no way meet the housing name learn, and other seasoned invaling, can in no way meet the housing named of the elderly are particularly agent of country housing inthesity official has attached that no route the later units with alderly and etill not exclusive location of the elderly and etill not exclusive location to really be added to be and etill not exclusive location to see that more needs to be darked

RECOMMENDATIONS

These recommendations for improving housing conditions in Johnston County are an outgrowth of several meetings and many hours of discussion involving the Johnston County Housing Task Force. Some of the recommendations which follow were not discussed in detail at task force meetings, but they may have been alluded to, or may be necessary as prerequisites for the more detailed recommendations which follow, and which were discussed in greater depth during task force meetings.

The recommendations which follow are not necessarily arranged in order of importance; however, the numbered sequence does follow a logical sequence to help ensure that programs are not developed haphazardly, but rather can be implemented so that the knowledge and/or facilities developed for one can be used as a building block or stepping stone for the next.

The really important lesson to be learned is that housing problems are not an isolated condition which can be solved in a piecemeal manner. Housing is an indivisible part of the entire community fabric, and to improve it you must improve the entire community development process. With this important thought in mind, we will now look at specific recommendations, and comment on each one as we proceed.

A 19 ST ROSE LISTED BY

These recommendations for improving bousing conditions in dohnston County ere at sufficient is several meetings and many hours of discussion revolving are Johnston County Housing Tast Porce.

Some of the recommendations which follow were not discussed in detail to task force westings, but they may have been alluded to, or may be necessary as messary as asserted the more detailed recommendations which follow and voten were discussed in asserted depth during task

The recommendations which follow are not necessarily arranged in order of importance lowers the numbered sequence does follow a logical sequence to help ensure that programs are not developed haphasarily, but raches one he implemented so that the knowledge and/or facilities developed for one can be used as a bailding block or stemping store for the next.

The rully important leaden to be learned is that housing problems are not in isolated condition which can be solved in a piecemeal manner secure is an indivisible part of the entire community Sabric and to burche in you must improve the entire community development proves. With the important thought in mind, we will now look at operate recommendations, and comment on each one as we RECOMMENDATION 1: THE COUNTY SHOULD INITIATE A COMPREHENSIVE PLANNING AND MANAGEMENT PROGRAM FOR COMMUNITY (COUNTY) DEVELOPMENT

COMMENT: This recommendation may seem at first glance to be only peripherally related to improved housing in Johnston County, but in fact it is the most basic and necessary requirement if all the recommendations that follow are to be integrated into a fully coordinated program. Without a comprehensive planning and management program efforts towards improving housing conditions in the county will be piecemeal at best, and at worst conflicting and counterproductive.

County government is more complex today than ever before, and the demands on elected leaders are becoming more diverse and intensive. County commissioners meetings have become longer and more frequent just to keep up with mounting needs for new and better services, without even having the time to plan ahead as to what services and facilities will be needed five or ten years from now. The county school board has embarked on a long range school planning program and the planning board is studying public facilities in the county as well as housing, but these planning programs must be coordinated along with all the other management and service functions of county government to ensure that priorities and allocation of resources are based on sound planning and management principles, and not as a reaction to a crisis situation.

Comprehensive planning and management is not mysterious or overly complex. It is simply a process whereby the county identifies its goals (including its goals for good housing), determines what obstacles need to be overcome, or potentials taken advantage of, to achieve these goals, devises programs to solve problems and take advantage of potentials and opportunities, and monitors and evaluates the effectiveness of these programs in terms of how well they are achieving the goals. This process is sometimes referred to as "management by objective" or "program budgeting." It is simple in concept, and

PERSONALISE AND HARACTURE PRODUCE FOR COMMITTY (COLUMN) DEVELOPMENT

COMMINIST This rejormentation only seem at Sirst glance to be only parignerally related to immoused immains in Johnston County, Dut in Lact it is the most best non-mondation in all the recommendations that the most best non-mondations in the second mandations that follow are to be integrated into a fully coordinated program, William a comprisement planning and management program efforts covered integrated boundaries county will be placed as the county will be preceded to be a confidence of the county of the county

the demands on elected leaders are become langer and more diverse and intensive.

County commissioners mandings have become langer and more frequent

Just to keep us with mounting needs for new and better services.

Facilities will be newfed live or ten years from now. The county

achool board has countral on a long range school planning program

and the planning mount is studying problems must be coordinated

well as housing for many planning programs must be coordinated

along with all the other minequence and service important of country

are brand as service and priorities and allocation of resources

are brand on would planning one monagement priorities, and not on

comprehensive planning and management is not mysterious or brarily complex. It is dispute a process whormay the county identifies its goals (including its quite for good housing), determines what obstacles need to be a process or putentials taken advantage of, to achieve these goals, devises process to colve problem and take advantage of petentials and opportunities and colve problem and take advantage of ness of these process is succeived and they are senieving the goals. This process is succeived the sales and concept, and objective or "process budgetis." It is simple in concept, and

more cities and counties are embracing the concept every year. But it takes professional management guidance to keep such a program going, particularly in coordinating interdepartmental programs and in monitoring progress towards stated objectives.

Johnston County commissioners have recently announced their intention of hiring a county administrator. This action is a step in the right direction, and will help provide the framework needed to embark on a comprehensive planning and management program. Hiring a full-time county planner to assist an administrator in long range county planning, particularly for critical facilities such as water and sewer, would also help achieve a meaningful program.

RECOMMENDATION 2: HOUSING GOALS SHOULD BE ESTABLISHED WITHIN A FRAMEWORK OF BROADER COUNTY GOALS AND OBJECTIVES

COMMENT: Part of the comprehensive planning and management process (or community development process, if you prefer) is the formulation of goals and objectives. Goals are sometimes established as the first step of the process, but it is frequently more desirable to first inventory trends, problems and potentials in the community, rank them according to priority importance, and then to formulate goals addressing high priority needs. Housing goals would be just one portion of the county's set of goals. For example, a housing goal might be "To give each housing consumer the opportunity to live in a safe and sanitary dwelling." Then, more specific objectives or program would be enumerated to help achieve that goal.

Johnston County has already taken a giant step towards this goal formulation process through the Johnston County Forum. Through this kind of in-depth introspection, citizens are able to reflect on basic needs of society in general, and their community in particular, and to reiterate those needs in terms of community goals. Hopefully the forum will be just the first step in the iteration of county goals.

more orthes and counties are minerally the concept every year. But if takes professional enoughness quidence to keep each a program going-particularly in conditant.

Johnston County countes/invers have recently announced their intention of hiring a nouncy wiscointent this action is a step in the
right direction, and will help provide the tramework needed to embark
on a comprehensive planning and ninapparent program. Hiring a full-time
councy planner to series an edainierrator in long ringe county planning,
particularly for related facilities such as water and newer, would
also help achieve a meaningful program.

A WIRTHW CHARLES SE GLOSE SIGNED SHIRWED SERVED WITHIN A

COMPANIE For of the comprehensive planning and management process
(or community development process, if you prefer) is the formulation
of youls and objections. Don't are sometimes setablished as the first
step of the process but it is frequently more desirable to first invencory transmity and potentials in the community, rank them
according to priority importance, and then to formulate goals addressing righ priority agent. Housing spale would be just one portion of
the county's ask of yould for example, a housing goal might be "To
give as h noteing columns the opportunity to live in a kers and ;
but minutely dualitate that contact the contactives or program would
be accounted to help to the contact of the order.

Tolmacon county are already taken a giant stop towards this good formulation process through the formulation process through the following are able to reflect on basic meeds of society in particular, and their community in particular, and to reference those those to seems of community goods. Hopefully the formulation of county goods. Hopefully the

RECOMMENDATION 3: A LAND DEVELOPMENT PLAN FOR THE ENTIRE COUNTY SHOULD BE PREPARED AND FORMALLY ADOPTED AS A POLICY DOCUMENT

COMMENT: A land development plan is a necessary prerequisite for some of the recommendations which follow, particularly the zoning ordinance and a comprehensive water and sewer program. At least one recent court case in North Carolina has established the doctrine that a zoning ordinance must be based on a previously adopted land development plan. Water and sewer extensions are a powerful tool for implementing the plan, but without a plan such utility extensions may be more detrimental than helpful. A land development plan is also very useful for people in the housing field, particularly realtors and financial institutions, since it gives them some idea of how land in a certain area is likely to develop and if it is the best location for a housing development.

The Triangle "J" Council of Governments is now expanding its regional land use guide to include Johnston County. When this is completed it can serve as a general land development guide for the county, and if desired the county can supplement it with more detailed studies and plans at a later date. Also, Triangle "J" is studying the feasibility of a computerized land use inventory system which could be made operational as part of the county's revaluation program. Such an information system would be valuable for on-going planning efforts in the county.

PERCONSISTENCY A. A. LAND. DEVELOPMENT PLANT FOR THE POTTINE COUNTY

consists a land waveled and plan is a memority che control some of the recommendations which follow, particularly the control of the recommendations which follow, particularly the control of the control of the forth resolute has established the doctrine that a control or mant to make the control of the co

The Triangle "IT countil of Coverments is now expanding its requests land use galon to a dide domination County. When this is county and it was down to a quarter as a quarter land development cuide for the county and if desired the creaty one simplement it with more detailed accuse and place as a user date. Also, Triangle "J" is studying the featibility of a creative land use inventory system which could be made operational us the county's tevaluation program. Such an information system could be valuable for on-quing planning efforts and the county.

RECOMMENDATION 4: INTERGOVERNMENTAL COORDINATION AND COOPERATION TO IMPROVE HOUSING SHOULD BE ENCOURAGED WITHIN A REGIONAL AND STATEWIDE FRAMEWORK

COMMENT: Many public service objectives can be more readily attained through joint cooperative efforts between governmental units and agencies than they can through a single effort. There are two basic reasons for this: first, management and service experiences can be shared, and problems experienced by one unit can be avoided by another; also one unit may have a special expertise which can be passed on to another unit. Second, more and more federal (and state) grant programs are requiring a regional approach to the solution of common problems, which makes sense particularly when such large expenditures as those for sophisticated waterwaste treatment plants are involved where individual systems are so much more costly and inefficient than a regional system.

In regard to housing, Johnston County has at least two opportunities to take advantage of intergovernmental programs. One of these, the Triangle Housing Development Corporation, has already been endorsed and supported financially by the county. The other, the Eastern Carolina Housing Authority, has not been utilized by the county. Both of these programs are discussed in other recommendations which follow.

State programs to help ease the housing crisis in North Carolina have generally been a flop. The North Carolina Housing Corporation, created in 1969 to sell bonds and make mortgage money available, was unable to market the bonds and was dissolved by the 1973 General Assembly. A new effort was made by the 1974 General Assembly to put \$8 million from state tax collections into a special reserve fund that would allow a new state housing finance agency to sell up to \$100 million in bonds. The bond money would provide low-interest home

RECOMMENDATION AS HITERRESTRANCED IN COORDINATION AND COOPERATION TO IMPROVE HOUSING COORDINATES AND COOPERATION AND COOPERATI

commission product occordance objectives can be more readily attalued through joint occordance investigate between governmental units and
agencies than they can reloven a single effort. There are two basic
reasons for hile, likes anadomnent and service experiences can be
abared, and problems apperlenced by one unit can be avoided by another;
also one unit has been apperled americae which can be passed on to
another unit. There a merial experience in the solution of common problems,
are requiring a regime a paroach to the solution of common problems,
which makes a one matticularly when such intere expenditures as those
for appliations of various treatment plants are involved where individual systems are an rich more costly and inefficient than a

In regers to inserte, Johnston County has at least two opportunities to take estimates of intergovernmental programs. One of these, the fina Triangle Housing Development Corporation, has already been ended and supported financially by the county. The other, the saturn Carolina housing Astronity, has not been utilized by the county. Both of these processes are discussed in other recommendations which

State process to note ease the nousing crists in North Carolina have generally teen a flow. The North Carolina haveing Corporation, created in 1907 to sell bonds and was dissolved by the 1973 deneral Assembly. A new erfort was made by the 1974 deneral Assembly to put that would allow a new erfor housing finance agency to sail up to that would allow a new ette housing finance agency to sail up to that would allow a new ette housing finance agency to sail up to

mortgages to North Carolina families with incomes under \$8,000 a year who can't obtain a mortgage on the commercial market. The thrust of the program would be to promote ownership of single-family homes in rural areas. The proposal was a partial success in that \$4 million was allocated for this purpose. These efforts to make additional mortgage money available should receive continuing support from Johnston County officials.

RECOMMENDATION 5: THE JOHNSTON COUNTY DETAILED SOIL SURVEY SHOULD BE COMPLETED AS SOON AS POSSIBLE

COMMENT: Strictly in terms of a logical sequence of events which these recommendations are attempting to show, the soil survey should be completed before the land development plan, and should be a major basis of planning recommendations. However, in practical terms, the land use plan should be completed as soon as possible with the best available data since the lead time necessary to complete the soil survey would be three to four years. Some areas of the county are already mapped (notably the Smithfield-Selma area, Kenly, and Princeton) and can be input to the development plan. When the soil survey is completed it could be used to refine the plan.

In terms of priorities, most task force members felt that completion of the soil survey should be near or at the top. Septic tank failures and all their related costs, inconvenience, and aggrivation (not to mention odors) have become a way of life in Johnston County. This should never have happened in the first place, and it should not be allowed to continue. Septic tanks should not be allowed where soil conditions cannot support such a waste disposal system. Percolation tests are not enough because they are not accurate indicators during dry seasons. Soils information is needed as a basis for issuing septic tank permits.

mortgages to worse caroline families with incomes under 50,000 a year who can't obtain a mortgage on the commercial warket. The thrust of the program would be to prompt of commercial warket. The thrust of the program would be to prompt was a partial success in that 64 million was allocated for this confidence. These offices to make additional mortgage money available about receive continuing support from Johnston County after the

PARTIES AND ALTER OF THE SOCIETY DESCRIPTION OF TAXABLE

COMMENTS DESIGNATED THE SETTE OF A LOGICAL REQUENCE OF SWARTS WALCH
these recommendations are recommended to about the soil servey should
be completed before the land development plan, and should be a major
hasts of planning recommendations. However, in practical terms, the
land use plan should be unspieced as soon as possible with she hest
available data since the lead time necessary to complete the soil
survey would be limit to foot years. Soon areas of the county are
already mapper (recently the fauthitand-seles area, Kenly, and
princetool and can be under the development plan. When the soil
entroy is completed it could be used to refine the plan.

In terms of priorities, done lask force members felt that

completion of the ent altreamy should be near or at Dia top, Septic

tank follower and all under related costs, inconvenience, and

aggrivation (not to member offers) have become a way offlife in

Johnston Cosniy, find about a continue, Septic tanks should not

and it should see he singed to continue, Septic tanks should not

be allowed where will con it tone cannot support such a waste disposal

eyetem, preseletion test are not enough because they are not accurate

indicators during any seconds. Solls information is needed as a boals

for legating acquic tank cannot selected.

Johnston County officials have been reluctant to support the soil survey because of the cost involved. Detailed soils information is expensive, but how much is the West Smithfield wastewater collection system going to cost? The need for such a corrective system could have been avoided through proper planning, which requires a soil survey. Need for the survey is acute, and alternatives for meeting this need which do not require large sums of money are available to the county commissioners. The county could hire its own soil scientist, full-time or part-time, to work with the Soil Conservation Service and county sanitarian in mapping those areas of immediate critical concern, which would include Clayton and Benson. The amount of financial support given by the county would determine the rate at which mapping could be completed, and individual towns might be willing to contribute to the cost of mapping their planning areas.

RECOMMENDATION 6: POSITIVE STEPS SHOULD BE TAKEN TO HELP COUNTY RESIDENTS INCREASE THEIR INCOMES THROUGH HIGHER PAYING JOB OPPORTUNITIES

COMMENT: It is a simple fact of life that most substandard housing is a result of people living in it not being able to afford anything better. In other words, so long as a market (poor people) exists for cheap (substandard) housing, that housing will continue to exist. Poverty abounds in Johnston County. In 1970, 24.8 percent of Johnston County families had incomes below the poverty level; 32.8 percent had incomes below \$4,000 per year, making it nearly impossible for them to improve their housing or buy better housing even with the help of federal government programs.

debrated county efficiels has been relivered to support the soil survey because of torest involved. Detailed soils information is expensive, but how much it the Mest Balthfield wasterists collection system going to don't the mest for such a corrective system could have been availed through proper planning, which requires a soil strucy. Next for the elevel is course, and alternatives for meeting the this mest will not the elevel; is course, and alternatives for meeting the the county feeding large same of money are available to the county feeding the county could hire its own soil.

Service and county sanitaries in mapping those areas of immediate clitical concern, which would include Clayron and meason. The means of threads at the county would determine the rate at the contribute to one county the charge of and individual bowns might be willing to contribute to one cours of mapping their planning areas.

ROLLINGUEST THE PROPERTY OF THE PROPERTY OF THE PARTY OF THE PROPERTY OF THE PARTY OF THE PARTY

COUNTRY IN THE STATE OF STATE THAT WORK SUBSTANDERS HABITAGE IS STATED ANYTHING A PRINTED OF STATES OF STA

The real key to providing better housing on a large scale basis is to provide better job opportunities so people can participate in the regular housing market. Recently an industrial firm which pays good wages was discouraged from locating in Johnston County. This is unfortunate in light of the widespread poverty in this area. True, the county must take a hard look at future industrial development in terms of the impact it will have on the environment and public services, particularly water and sewer systems, but it is unfortunate that only when this particular higher paying industry was involved was so much concern expressed over public services and their ability to support a new industry.

The Johnston County Planning Board has recently completed a study of manufacturing firms and wage scales in Johnston County, comparing them with surrounding counties and statewide figures. This study should be used to help chart some goals for future industrial growth in the county as part of a comprehensive planning and management effort.

RECOMMENDATION 7: A COUNTYWIDE WATER AND SEWER PROGRAM SHOULD BE IMPLEMENTED AS SOON AS POSSIBLE AFTER PREPARATION OF A COUNTY LAND DEVELOPMENT PLAN

COMMENT: Need for a countywide water and sewer system has been well demonstrated in recent months. Failing septic tanks in West Smithfield and north of Smithfield show the need for a wastewater collection system, and projected water shortages in the Clayton area indicate requirements for an interconnected water distribution system. A Farmers Home Administration County water/sewer study was undertaken for Johnston County in 1968, but it was a cursory study and obviously should be updated. A preliminary engineering report for a Johnston County Water Plan was prepared in 1971, but this report focuses merely on the U.S. 301 corridor from Smithfield to Benson.

The real key to provide notice housing on a large scale bases is a provide batter to provide batter to impurity willies so people can participate in the regular housing market. Nacestly as industrial firm which pays good wages was distanced from locating in Johnston County. This is unfortunate in light of the widespread powerty in this area. Two, the county was indeed local at interest industrial development in vices, particularly water and sewer systems. But it is unfortunated that that only when this pasticular and sewer systems. But it is unfortunated was that only when this pasticular industry was involved was successed contract contract contract and contract contract over sold in a services and their ability to support a new industry.

The definition county Planning Space has recently completed a study of manufacturing firms and wage scales in Johnston County, comparing them with successful counties and statewide figures. This and y should be weed to help deart work goals for future industrial growth in the county as past of a countriconsists planning and manage-

THE CAUSING DAYS THE STATE OF T

county water plan was property of the country of th

Some encouraging actions have been taken recently, however, primarily under the auspices of the Triangle "J" Council of Governments, which includes Johnston County. A Farmers Home Administration funded study is underway to delineate logical water/sewer service areas throughout the six-county region. This study should be completed in 1974. Also, "201" wastewater treatment districts have been delineated is a prerequisite for water pollution control systems (sewage treatment plants) funded by the U. S. Environmental Protection Agency. These planning efforts will help provide a sound basis for Johnston County to do more detailed engineering studies for a countywide water and sewer system.

RECOMMENDATION 8: MINIMUM LOT SIZES FOR USE WITH SEPTIC TANKS SHOULD BE INCREASED WHERE NECESSARY

COMMENT: The Johnston County Health Department currently requires minimum lot sizes in areas using septic tanks of 10,000 and 15,000 square feet, the former being where a community water system is available. This is not adequate for septic tanks to function properly, particularly where soils are poorly suited for septic tank use. Wake County has recently increased minimum lot sizes for use with septic tanks from 20,000 to 30,000 square feet. This may result in undesinable septic tank development "spilling over" into Johnston County, particularly near Clayton where soils are especially poor for septic tanks.

Minimum lot sizes for septic tanks should be increased where problem soils have been identified. As soils mapping is completed (as hopefully it will be), more precise information will be available on a countywide basis, and perhaps variable minimums could be established according to soil type and characteristics. In fact this could be done now for those areas already mapped.

Some encouraging actions have been taken recently, however, primarily under the auspices of the Triangle "1" council of Covernments, which includes Johnson county. A Permare Home Administration funded study is underway to be a selected vertices are a throughout the six county region. This study should be completed in 1974. Also, "201" was county region. This study should be completed in its a presequie to low water for the country to make the low water approach to the county to an easy water and reperture actually anginessing studies for a countywide water and never everte.

SHOULD BE CHEER WHERE VECESCARY

community the subsection country Hoslits separates correctly required minimum lot sizes to access using separate and 10,000 and 15,000 equate feet, the former country where a community vater system is available. This is not adequate for separation that the projectly, and and the particularly unions well as a special country has recently increased minimum lot alone for use with separate feet. This may result in undesirable separate task development "spilling over" into Johnston Country, able separate cask development "spilling over" into Johnston Country, about of a special country, and a special country over claims where country as a special country.

Minimum lot slate for septic tanks should be increased where problem soits have been identified. As sails mapping is completed (as hopefully it will be, more preside information will be available on a conneywide mass, and perhaps variable minimums could be established according to soit type end consucturistics. In fact this could be done now for three asses already eapped. RECOMMENDATION 9: ADDITIONAL PUBLIC HOUSING UNITS SHOULD BE CONSTRUCTED TO MEET COUNTY NEEDS

County to meet peoples needs. Ideally, in the long run, the county will develop to the extent that people can find more decent paying jobs and will be able to afford good conventional housing. Even if this should occur, however, there will always be a need for some kind of subsidized housing program and public housing for those segments of the population who, for reasons of age, illness, and physical handicaps, cannot work to provide themselves with decent housing. The county should be acting to meet these needs.

There are now 468 public housing units in Johnston County. All these units are within the town limits of Smithfield, Benson, and Selma. Clayton has a housing authority, but it has not been allocated any units and is not active. According to recent estimates, there are more than 550 families on waiting lists for public housing in Johnston County. The turnover (vacancy) rate is very low, and can accommodate less than ten percent of families on the waiting lists each year. Clearly, public housing demand is much higher than the supply.

In November 1971, the County Board of Commissioners created the Johnston County Housing Advisory Committee to make recommendations on housing needs in rural areas. The committee has never met. The county is a member of the Eastern Carolina Regional Housing Authority, a ten county regional organization, but has never requested that it construct any units in Johnston County. The county commissioners should request some recommendation from the Advisory Committee in regard to public housing needs in Johnston County, and to back-up their recommendations with facts and figures. To do otherwise is to ignore a very pressing need.

DESCONDENDATION OF AUGUSTACION PURETO HOUSING DATES SECUED BE COMETRICULED TO MEET COLORY MEEDS

Country to meet peoples meets Ideally, in the long run, the country will develop to the extent that people can find more decent paying jobs and will be able to efford upod concuntingal housing. Even if this should comer, newwest, there will slveye be a need for some kind of subsidiated housing program and public housing for those sequents of the population who, for respons of age, illness, and physical medicape, cames work to provide themselves with decent housing. The country should be acting to meet themselves with decent

These onits are vicining the news limits of Amirnfield, Berson, and these onits are vicining the news limits of Amirnfield, Berson, and solve the set was a newsime authority, but it has not been allocated only units and is not avery. According to recent estimates, there are more than \$10 faulling on waiting lists for public housing in Johnston county. The Lucinover (varancy) take is very low, and can accommodate less than ten percent of families on the weiting lists accommodate less than ten percent of families on the weiting lists each year, the right public nowsing demand is much bigher than the

In Movember 1871 the County Board of Counters treated the Johnston County modeles adversary Countities to make recommendations on housing meets in runal areas. The countities has never met. The county is a mamber of the Eastern Carolina Regional Housing Authority. I ten county restant countries not has never requested that it construct any units to account County. The county counts to almost a request to meets and to beak an accounty countries to request to public beaks and to beak and to beak appears to public beaks and to beak appears and to beak appears to a public beaks and to beak appears and the standard and the standard

RECOMMENDATION 10: REGULATIONS GOVERNING MOBILE HOME PARKS IN THE COUNTY SHOULD BE ENACTED

COMMENT: Much of the Housing Task Force's time was spent discussing mobile homes, and the consensus was that some type of regulation of parks is needed. Need for such regulations is reflected in the tremendous increase in mobile homes in the county over the past ten years (over 1,300 units in 1970).

Assistance in developing a "model" mobile home ordinance for Johnston County has been obtained from the Triangle "J" Council of Governments. This ordinance, which will address such matters as definition of a mobile home park, minimum lot sizes, street regulations, open space requirements, buffer zone requirements, and garbage and trash collection, should be available for consideration in the near future.

RECOMMENDATION 11: A ZONING ORDINANCE FOR THE COUNTY, OR PORTIONS THEREOF, SHOULD BE ENACTED

COMMENT: As discussed previously in this report, residential neighborhood quality depends not only on housing conditions themselves, but on the environmental quality of the surrounding area. If a house is adjacent to a factory, railroad track, or feed mill, the living quality is degraded regardless of the condition of the dwelling. These situations can be prevented, or at least minimized, through zoning. Good zoning protects not only residential property owners, but also commercial and industrial property owners and farmers. If a man knows what uses are allowed or prohibited on surrounding properties, he can much more adequately plan the use of his own land knowing that his investment will be secure.

PERCENDICATION AND PROPERTY OF PERCENDICAL PROPERTY AND PARTY AND PARTY OF PERCENDICAL PROPERTY OF PERCENDICAL PROPERTY AND PARTY OF PERCENDICAL PROPERTY AND PARTY OF PERCENDICAL PROPERTY AND PARTY OF PERCENDICAL PROPERTY OF PERCE

CONSIST Much all the Houseand Took Force a sine was spent dischasing mobile homes and the consummer wis that some dype of regulation of parks in needless in medicine the county over the past ten years to reduce in relate masse in the county over the past ten years to years to the county over the past ten years

Assistant on the control of the trivial of the control of the cont

RECOMMENDED IN A SOUTH CONTRIBUTE FOR THE COUNTY, OR LORTICAL

Colective in discussed proviously in this report, residential nateriorations themselves, nateriorations themselves, but or the mediconsmits quality of the carrounding area. If a house is adjacent to a fartney, railroad track, or feed will, the living quality is unqualify to medicine of the constituent of the through antique situations contact and as a semigrated, or at least minimized through antique contact and influential property owners and farmers. It a man because what was seen allowed as probiblied on surrounding properties, he can much was seen allowed as probiblied on surrounding properties.

Zoning is only one implementation tool in the community development process. It should not be enacted until after a comprehensive land use plan has been prepared, and should reflect the growth objectives of the plan. County zoning does not have to cover the entire county; zoning can be initiated with as little as 640 acres zoned, and added to in any sized increments. This is important in Johnston County where some areas, such as the proposed airport, could potentially develop in a manner detrimental to the health, safety and welfare of people living and working in that area. Johnston County residents deserve this kind of protection.

RECOMMENDATION 12: SUBDIVISION REGULATIONS APPLICABLE COUNTY-WIDE SHOULD BE ADOPTED

COMMENT: Unlike zoning which regulates the uses to which land can be put, subdivision regulations control the design of roads, drainage improvements and utilities in new residential (and sometimes commercial/industrial) developments. Two purposes of subdivision regulations are to protect the governmental units responsible for taking over maintenance of streets and utilities through insuring that improvements have been constructed to specifications, and to protect the housing consumer who might otherwise be struck with costly improvements to streets and utilities improperly constructed.

Also unlike zoning, subdivision regulations do not have to be based on a land development plan. Therefore they could be enacted at any time in Johnston County. This is particularly important in light of the recent decision by the state Secondary Roads Council that the state will not assume responsibility for maintenance of streets in areas with subdivision characteristics unless those streets are paved to state standards. Without the protection of subdivision

County where some and incrementation tool in the community development process. It should not be energed until after a comprehensive
land use plan has been orapied, and should reflect the growth objectives of the plan. County soming does not have to cover the entire
county; soming can be initiated with as little as 840 tores zoned,
and added to in any grass increments. This is important in Johnston
County where are are such as the proposed sirport, could potentially day or in a woment detrimental to the health, safety and
walfare of grass living and working in that area. Johnston County
restdents deducted this kind of protection.

PARCONAL PROPERTY OF A DESTRUCTION AND TABLET ON A PROPERTY OF A DESTRUCTION OF A DESTRUCTI

COURTY Unlike maning which regulates the uses to which land can be put substitution regulations control the design of roads, drainage improvements and attitutes in new residential (and sometimus commercial/industrial) development. Two purposes of subdivision regulations are to protect the source ental units responsible for taking over maintenance of steems and unitalities through insuring that improvements have been constructed to spotect the housing consumer who might constructed with costly improvements to struck with costly improvements to

Also unlike device, addivision regulations do not have to be based on a land devicement plan. Therefore they could be enacted at any time in addisers county. This is particularly important in light of the record devicement by the state Secondary Roads council that the state will no state compositivity for maintenance of structs in areas with subdivision characteristics unless those streets are payed to execu standards. Without the protection of subdivision

regulations, unknowing housing consumers could be purchasing lots and homes on streets that no one will maintain. Although this is only one example of what can and will happen without subdivision regulations, it well points out the need for them.

RECOMMENDATION 13: THE COUNTY SHOULD INITIATE A BUILDING INSPECTION PROGRAM AS SOON AS POSSIBLE

COMMENT: Much of the substandard housing existing in Johnston County today is at least partially due to inadequate original construction. Practices of unscrupulous builders and developers who use substandard materials and building techniques are still very much with us today, and the losers are not only the families who move into a new house and find the foundation cracking or floors sloping after a year or two, but the entire community since these poorly constructed homes of today are likely to be the slums of tomorrow.

The North Carolina State Building Code consists of five parts:

Volume 1 (General Construction), Volume 1-b (Uniform Residential Building Code), Volume II (Plumbing), Volume III (Heating, Air Conditioning and Ventilation), and Volume IV (National Electrical Code). The entire code is in effect statewide, however local units of government, cities and counties, must provide personnel to enforce the code. Presently Johnston County enforces only Volume IV, the National Electrical Code. Plans of commercial and industrial buildings must be approved by the N.C. Department of Insurance, however, this does not give any protection to the local housing consumer. The county should provide this service. In many counties, the entire cost of a building inspection program is financed with inspection fees. The only people who oppose a building inspection program are the unlicensed contractors and fly-by-night builders who are bilking the public every

requisitions, uniquely nousing component could be purchasing lots and homes on extense that no one will nelated. Although this is only one cuample of what can and will nappen without subdivision requisitons, it wall posses out the need for them.

PROCESSION AS SOUN AS POSSIBLE

County today is at least partially due to inadequate original construction. Practices of unacrupulous builders and developers who use
substandard materiats and building techniques are still very much with
us today and the lesses are not only the families who move into a new
nouse and tind the fundation cracking or floors sloping after a year
or two but the entire community einer these poorly constructed homes
of today are likely to be the slums of tomorrow.

The sorth carefular 5:2:8 mulding Code consists of five parts:

Volume 1 (denoral construction), Volume I-b (Uniform Residential Building code), Volume II (Heating, Air Condition—

ing and Vantilation) and Volume IV (National Electrical Code). The

cotice code is in ellect sistewide, however local units of govern—

mant, utiles and counties, must provide personnel to enforce the code.

Presently setnates county enforces only Volume IV, the Mattonal

Electrical code volume of commercial and industrial buildings must

bu approved by the Mit passinent of insurance, however, this does

not give any protection to the local housing consumer. The county

alouid provide this setvice. In many ocunties, the entire cost of a

contractors and sively-might building impection program are the unlicensed

contractors and sively-might builders who are bilking the public every

day. Farmers are not likely to be opposed since the building code does not apply to farm buildings (except a residence). Assistance in setting up an inspection program can be obtained from the N.C. Department of Insurance, and training for inspectors is available at the Institute of Government in Chapel Hill.

There is no reason why this program cannot be implemented immediately by the Board of County Commissioners.

RECOMMENDATION 14: SPECIFIC NUISANCE ORDINANCES SHOULD BE ENACTED BY THE COUNTY TO HELP CONTROL UNDESIRABLE ENVIRONMENTAL DEGRADATION

comment: Under Article 6 of Chapter 153A of the General Statutes enacted by the 1973 session of the General Assembly, counties now have general ordinance-making power so that they may".....by ordinance define, regulate, prohibit, or abate acts, omissions, or conditions detrimental to the health, safety, or welfare of its citizens and the peace and dignity of the county; and may define and abate nuisances."

[G.S. 153A-121]. Enforcement may be provided for by fines and penalties.

This authority* gives Johnston County board new powers which it previously did not have. These powers should be used when necessary to help preserve, and to correct when necessary, the environment in Johnston County. Included could be a county ordinance prohibiting littering and depositing of trash or debris on public or private property. Also, an ordinance could be adopted prohibiting the keeping of junked motor vehicles in other than a licensed junkyard. Other situations undoubtedly arise in the future to point the need for specific nuisance ordinances countywide, and they should be adopted and enforced as needed.

^{*}This Act became effective February 1, 1974.

day. Farmers are not likely to be opposed since the building code does not apply to form buildings (except a residence). Assistance in setting up an inspection program can be obtained from the N.C. Department of Insurance, and training for inspectors is available at the Institute of Government in Chapel Hill.

There is no reason why this program cannot be implemented immediately by the Hoard of County Commissioners.

RECOMMENDATION IS. SPECIFIC NUISANCE ORDINANCES SHOULD BE ENACTED BY THE COURTY TO RELP CONTROL UNDESIRABLE ENVIRONMENTAL DEGRADATION

conscret by the 1973 session of the General Assembly, counties now have general ordinance-making power so that they may".....by ordinance define, requiste, problets, or abate acts, omissions, or conditions detrimental to the mostan, safety, or walfare of its citizens and the peace and dignity of the county; and may define and abate nuisances."

[G.S. 153A-121]. Suforcement may be provided for by fines and benalties.

This nuthority gives Johnston County board new powers which it previously did not have. These powers should be used when necessary to help preserve, and to correct when necessary, the environment in Johnston County: Included could be a county ordinance prohibiting littering and descutting of trash or debrie on public or private, property. Also, an ordinance could be adopted prohibiting the keeping of junked motor vehicles in other than a licensed junkyard. Other situations and other than a licensed junkyard. Other specific nuisance colinances countywide, and they should be adopted and enforced as needed.

This Act became effective February 1, 1974.

RECOMMENDATION 15: A JUNK CAR REMOVAL PROGRAM SHOULD BE INITIATED BY THE COUNTY

COMMENT: A countywide junk car removal program would not have to be formally sponsored by the Board of County Commissioners, but their support would certainly aid such an effort. In fact, passage of an ordinance prohibiting junk cars in other than licensed junkyards would undoubtedly stimulate public interest in cooperating in a voluntary junk car removal program.

Countywide voluntary programs have enjoyed a high degree of success in other parts of the state, particularly since the price of scrap steel has risen in recent years. More than 400 cars were removed from Franklin County in a program spearheaded by the County Extension Chairman. The county was divided into districts with one person responsible for each district. Release forms were drawn up by the county attorney, and signed releases were obtained from people wanting junk cars removed from their property. A similar program was sponsored in Kenly about a year ago, and could be expanded to a countywide effort.

RECOMMENDED TO A JUNE OF THE CHOOSE PARTOCKE FROM SHOULD BE INTERESTED BY THE COUNTY

COMMENT: A country and the country country country and their be formally appreared by their their mappert would certainly and and an effort. In fact, passage of an entire would continue promite would continue promite and an electric than ilcensed junkyards would and other cases of a voluntary time out of a competition of a voluntary.

county, it is voluntary programs have unjoyed a high adeques of success in other purpose the state particularly since the prior of scrap erect one rises in teams in teams and team to cere the dead were removed from county in a program spentheaded by the county bottom to county was divided into districts with one person removable for each district. Release forms were drawn up by the county and signed release were obtained from people wasting and over removable from their programs. A similar program was specied in among a pourty specied in among a pourty specied in among a pourty of county. A similar program was specied in among a pourty of county of a county of the c

SUMMARY

Housing problems in Johnston County are acute, and a commitment must be made to help solve them. There is no easy solution or single program which will alleviate the problems discussed in the first portion of this report. However, as part of a coordinated effort to improve community development through a comprehensive planning and management program, housing and neighborhood quality in the county can and must be improved.

Some of the recommendations discussed will cost money, others will cost very little except the expenditure of effort to get a program underway. The important thing is to recognize and admit that problems exist, to make a commitment to help solve the problems, and to take the necessary actions to implement corrective and preventive programs. Adequate programs have not been undertaken by the county in the past. This was vividly pointed out quite recently when three black churches in Johnston County formed a nonprofit corporation to build housing for low-income residents in the area. The group was formed because the county, through the Advisory Committee of the Eastern Carolina Housing Authority, has demonstrated a lack of interest in helping to provide housing opportunities for low income families in the county. Although efforts of private sponsors such as these churches should be applauded and encouraged, it is not enough. county, through its elected officials, must also do its part. so aptly stated by one interested county resident, "There are people who simply see no need for housing; who feel no sense of urgency about the situation." The urgency is evident; a commitment to solutions is not yet apparent.

WINDSON.

Housing problems in Jonneton County are acute, and a commitment must be made to help solve them. There is no easy solution or single program which will alleviate the problems discussed in the first portion of this report. However, as part of a coordinated effort to improve community development through a comprehensive planning and management program, nowsing and neighborhood quality in the county can and must be proposed.

Some of the recommendations discussed will cost wrosy, others
will cost very little except the expenditure of effort to get a program underway. The important thing is to recognize and admit that
problems exist, to make a commitment to help solve the problems, and
to take the necessary actions to implement corrective and preventive
programs. Adequate programs have not been undertaken by the county in
the past. This was vividity pointed out quite recently when three
black churches in Johnston County formed a nonprofit corporation to
build housing for low-income residents in the area. The group was
formed because the county, through the Advisory Committee of the
Sastern Carolina Housing Authority, has demonstrated a lack of interest
in helping to provide housing opportunities for low income families
the county. Although efforts of private aponeors such as these
county, through its elected officials, must also do its part. As was
so aptly stated by one interested county resident, "There are people
who simply see no need for housing; who isel no sense of urgency about
the situation." The urgency is evident; a commitment to colutions is
not yet apparent.

APPENDIX

JOHNSTON COUNTY HOUSING TASK FORCE

NAME

Gloria Warren

Ernest Whitley

AFFILIATION

Johnston County Community Action, Inc.

Mobile Home Park Operator

NAME	AFFILIATION
Jean J. Adams	President, Johnston County Board of Realtors
W. J. Austin	Eastern Carolina Regional Housing Authority
Larry Barbour	Johnston County Farm Bureau
Jerry Cox	Johnston County Farm Bureau
David Creech	Director, Selma Housing Authority
Robert O. Edwards	Federal Land Bank
Cameron M. Garris	Johnston County Extension Service
Norman B. Grantham	Chairman, Johnston County Plng Board
Ben F. Grimes	Director, Smithfield Housing Authority
James H. Griffin	Soil Conservation Service
Robert L. Holt	Johnston County Plng Board
Paul Keller	Director, Johnston County Community Action, Inc.
James F. Peacock	Director, Benson Housing Authority
Leon Powell	Johnston County Health Department
Ottis Ross	Farmers Home Administration
Sidney Sauls	Johnston County Farm Bureau
David Stanaland	Johnston County Extension Service

MICHELLA

JOHNSTON COUNTY ROBERT DIRECT FORCE

HAMI

amaba .t maat.

W. d. Auctin

Larry Barbons

derity Com

David Creed

Robert D. Fiward

Cameron M. Usprie

Norman B. Granthan

sen F. Crimes

James H. Criffin

Publish L. Hold

TO LINK INST

James F. Peacon

LEON PON BLL

SECR RESSO

office vanhig

navid scanoland

SOTTON A FRANCES

Endert Murties

MOITALLITEA

President, Johnston County Board of

Rastern Carolina Regional Housing

Johnston County Parm learned

Jonnston Councy Farm Bureau

pirectory, selma Housing Authority

Federal Land Boric

Johnston County Extension Service

Chalresan, Johnston County Ping Board

pirector, smithfield Housing Authority

solvens solvenson Lies

dolination County Play Board

odrector, Johnston County Community Setion, Inc.

Director, Benson Housing Authority

Johnston County Health Department

Fermers Home Administration

Johnston County Farm Burged

Johnston County Extension Service

Tennation County Community Action, Inc.

Mobile Some Park Operator

ENVIRONMENTAL ASSESSMENT STATEMENT

Johnston County Housing Study

- 1) <u>Summary</u>: The Johnston County Housing Study discusses five major subjects: the importance of good housing to Johnston County, housing supply, housing quality and characteristics, demand for housing, and recommendations on how to improve the housing stock in the county. The first four sections deal primarily with factual background data. Fourteen recommendations range from general needs (initiation of a comprehensive planning and management program for community development), to specific programs (mobile home park regulations and junk car removal program). The report emphasizes the importance of improving overall neighborhood environment and community facilities as well as individual houses.
- 2) Impact of Proposed Policies if they are Carried Out: The fourteen recommendations in this report are intended to improve the physical and social environment in Johnston County. Positive impacts of each recommendation are discussed within the text of the report. The impacts discussed, however, are for the most part primary consequences of specific actions, and potential secondary consequences should also be noted.

The concepts discussed in the housing study involve total community development, including problem identification, statement of community (county) goals, project planning and implementation, and program evaluation. All of these functions are needed in Johnston County to help ensure the wisest use of local resources, including human resources. It should be recognized, however, that a comprehensive community development program, including sophisticated management, in Johnston County may stimulate growth and reverse the

TIGHTATE THEMERSAGA SATURDANGIVES.

Johnston County Housing study

1) gamerary The Johnston County Hobsins Study discusses

Five major subjects: the importance of good housing to Johnston County, housing superly, mousing quality and characteristics, demand for housing, and coommendations on how to improve the housing atoms in the county. The first four sections deal primarily with factual background data. Fourteen recommendations range from general needs (instinction of a congressment programs and management program for community development), to specific programs (mobile home park the importance of improving overall neighborhood environment and community facilities as well as individual houses.

15 In last of Proposed Policies if they are Carried Outs

The fourteen recommendations in this report are intended to improve the physical and sectal anvironment in Johnston County. Positive impacts of each resommendation are discussed within the text of the record. The inquests discussed, however, are for the most part primary consequences of apmostic actions, and potential secondary consequences should also be noted.

The concepts discussed in the housing study involve total consulty nevelopment, including problem identification, statement of community (county) quals, project plaining and implementation, and program evaluation. All of these functions are needed in Johnston County to help ensure the wicest use of local resources, including human resources. It should be recognized, however, that a comprehensive dammunicy development program, including sophisticated management, in Johnston County may etimulate growth and reverse the

trend of outmigration. If this happens there may be more opportunities presented to degrade the natural environment through increased building, sprawl, erosion, flooding, etc. It should also be noted, however, that without proper planning and management these problems are still multiplying today because, even though there is net outmigration from the county, there is a redistribution of population within the county. This has led to environmentally unsound practices of flood-plain encroachment, use of septic tanks on unsuitable soils, and so on. Therefore, while good management of the environment may stimulate growth, lack of such management certainly does not ensure maintenance of a good environment.

- Avoided Should the Proposed Policies be Implemented: This point has been touched upon in the above comment. The policies recommended in this report are very broad and encompassing. The manner in which they are implemented, if at all, will determine to a great extent whether or not adverse environmental effects will result. Adverse environmental effects are much more likely to occur if the proposed policies are not implemented. For example, recommendations are made for land use planning, zoning, subdivision regulations, detail soil survey, etc. All of these programs should have positive environmental consequences if properly implemented. One possible exception might be lack of preserving prime agricultural land, however this is only speculation. (This point is brought out in number 5 below.)
- 4) Alternatives to the Proposed Policies and Analysis of Those Alternatives: Since the proposed policies and programs encompass almost the entire garnut of planning, management, and development, the alternative is to not plan, manage, or develop (although development could not be stopped only the planning and management). It is not practical to evaluate alternatives for each

trand of ontaintain. If this happens there may be more apportunities proceeded in dequate the materal environment through increased
building apport, encion flowing etc. It should also be noted.

Nowever, that without proper planning and managerent these problems
ore still multiplying tough because, even though there is not outmigration from the enumy, there is a radistribution of population
within the enumy, while has led to servironmentally unsound
practices of floot plans encountment, use of septic tanks on unsuitable soils, on as on, therefore, while good management of the
environment on migrate growth, lack of such management cartainly
environment on migrate growth, lack of such management cartainly

at Administration and Alleger Which Connect be

Avoided Should the Engrosed Rolicies by Implemented: This point has been touched when in the above commanded. The policies recommended in this report one wany bread and encompassing, the sames in which they are implemented. If at all, will determine to a great extent whather or not neverse environmental effects will result. Adverse an iromental effects will result. Adverse on iromental effects are much more likely to occur if the proposed policies are not implemented. For example, recommendations are made for land was planting, subdivision regulations, datalt soil entry, and these programs should have positive environmental contemporaries if property implemented: one possible exception only mesonation. (This point is brought out in number 5 below.)

of chose Although the engine chee proposed policies and programs encompass shoot the engine named of planning, and development, the alternative is to not plan, manage, or development and telephonent could not be stopped - only the planning and catagogment). It is not practical to evaluate alternatives for each

one of the fourteen recommendations in the report. If the individual recommendations, such as zoning or subdivision regulations, are seriously contemplated, analyses of alternatives should be made at that time.

5) Relationship Between Short Term Uses of Man's Environment and the Maintenance and Enhancement of Long Term Productivity:

Comments on this point must be vague due to the nature of recommendations made. What it boils down to in most situations is the traditional argument between and among conservationists (while they were still known by that term) of whether conservation means nonuse or best use of manmade and/or natural resources (which does not rule out the possibility that the best long term "use" is nonuse or preservation).

For example, if the recommendation for preparation of a land use plan is carried out, how will prime agricultural land be treated? As an economic resource? As a nonrenewable natural resource? As the best land to build upon since it requires fewer building material resources? As the best land for septic tank sewage disposal? While prime agricultural land frequently affords the best building sites, should it be preserved for a time when food production in the United States will have to be increased? When a land development plan is prepared for Johnston County, these important questions should be considered and evaluated.

6) Irreversible and Irretrievable Commitments of Resources if Proposed Policies Implemented: The major resource needed to implement proposed policies and programs is money. A comprehensive planning and management program necessary to improve housing and residential neighborhood environments would require considerable outlays of money (and some natural resources if facilities such as public housing are constructed). However, short and long term benefits are expected to justify reasonable costs.

one of the fourteen recommendations in the report. If the individual recommendations, such as noning or subdivision regulations, are seriously contemplated, analyses of alternatives should be made at that time.

S) getationed Berween Short Term Uses of Man's Environment and the Hantenance and Imhantement of Long Term Productivity:

Commants on this point must be vague due to the nature of recummendations made. What it boils down to in most situations is the
traditional argument between and among conservationists (while they
were still known by that term) of whether conservation means nomise
or best use of marmade and/or natural resources (which does not rule
out the powerhilty that the best long term "use" is names or pre-

ion example, if the recommendation for preparation of a land use plan is carried out, how will prime agricultural land be treated? As an uconomic resource? As a consensable natural resource? As the best land to build upon since it requires fewer building usterial resources? As the best land for septic tank sewage disposal? While prime agricultural land frequently affords the best building atoms, whould it be preserved for a time when food production in the uniced states will have to be increased? When a land development plan is preserved for Johnston County, these important development plan is preserved and evaluated.

-98 To Ednamatement and Irretrievable Commitments of Re-

sources if Proposed Folicies Implemented: The major resource needed to implement proposed policies and programs is money. A comprehensive planning and management program necessary to improve housing and residential neighborhood unvironments would require considerable outlays of money (and some natural resources if facilities such as public nousing are constructed). However, short and long term benefits are expected to justify reasonable costs.

- 7) Other Interests and Considerations of Federal or State
 Policy Thought to Offset Adverse Environmental Effects of Proposed
 Policies and Programs: Additional impact statements may be required
 if specific recommendations are implemented with state or federal
 assistance.
- 8) <u>Applicable Federal, State, or Local Environmental Controls:</u>
 - --"201" Facility Plans for wastewater treatment plants
 - --Johnston County Health Department regulations governing installation and operation of septic tanks
 - --National Environmental Policy Act
 - --North Carolina Environmental Policy Act
 - --North Carolina Sedimentation Control Act
- 9) <u>Mitigation Measures Proposed to Minimize Impact</u>: These will be outlined in EIS for specific projects as implemented.

7) Other Interests and Considerations of Peters of State
Policy Thousan to diffee Adverse Environmental Effects of Proposed
Policy and Provides Adstrions impact statements may be required
if apenalic recommunications are upplemented with state or federal
Amenatance.

B) Aiglicable Peters! State, or local Environmental Con-

- Johnston County Health Department requisitions gotone-

-- Macronal Environmental Policy Act
-- Worth Carolina Environmental Policy Act
-- Worth Carolina Sedimentation Control Act

will be ductions in Erg for specific projects as amplemented.

